

ORCHARD-KEYSTONE NEIGHBORHOOD PLAN



April, 1986

ORCHARD·KEYSTONE

NEIGHBORHOOD PLAN

Prepared by :

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING

Indianapolis-Marion County, Indiana

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April, 1986

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ORCHARD KEYSTONE NEIGHBORHOOD PLAN

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SECTION I - INTRODUCTION

A. Neighborhood Planning

The purpose of neighborhood planning is to translate the generalities of the county-wide plan into the specifics needed to handle the problems of a single community. Hence, a neighborhood plan is a refinement and detailing of the Comprehensive Plan for a particular area.

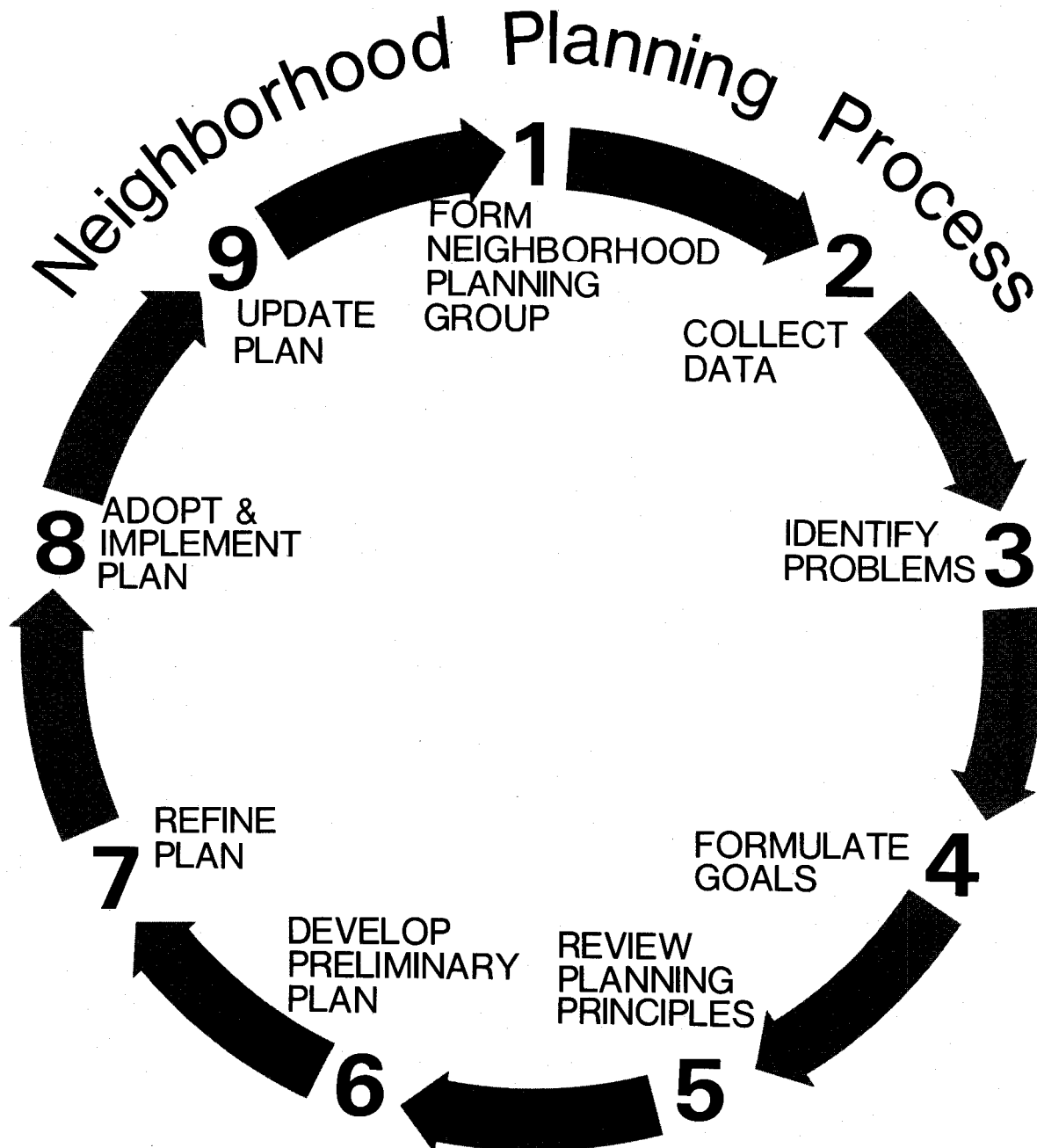
Its major function is to guide development. The plan itself does not mandate action, but outlines all the necessary steps to action. Neighborhood planning seeks to guide both short-term and long-range improvements but is focused principally on those changes which may require considerable time and effort to accomplish.

A vital part of neighborhood planning is the involvement of local residents and businesses. The needs and desires of the neighborhood are examined and interpreted through an organized process involving the participation of those for whom the planning is done. Assets, problems and community resources are researched, all leading to recommendations for improvement. Meaningful goals, policies, plans and programs result when citizens, planners and local agencies exchange information. The end product is a consensus document reflecting a partnership between the neighborhood and the City. The neighborhood plan sets the stage for continuing community-government relations required for implementation.

Once the plan is officially recognized by the City through its adoption by the Metropolitan Development Commission, it serves as the guide for implementation of public improvement programs (such as Community Development), private investments, and resident self-help programs. It is also an important tool in mediating land use issues in the area.

B. The Process

The Orchard-Keystone Planning Committee and the staff of the Division of Planning, Department of Metropolitan Development, worked together in the preparation of this document. The process that was followed is illustrated in the following chart.



C. Implementation

The action programs included in this neighborhood plan will serve as a reference for public agencies in preparation of their capital improvement budgets. Private individuals and businesses will be able to use this action agenda to evaluate and direct investment in the neighborhood. Likewise, the neighborhood itself and its Planning Committee will be able to both measure and channel proposed improvements in relation to the neighborhood's formalized goals.

D. Planning in Orchard-Keystone

The process identified here was followed in the development of this plan for the Orchard-Keystone neighborhood. City-county councillors, residents, business owners and social service agency representatives were invited to be on the planning committee. (A list of participants may be found in the Appendix.) Monthly meetings were held between January and June 1985 to develop this plan.

The document is organized in the following manner:

Section I, the introduction, defines planning and explains the purpose of doing neighborhood plans.

Section II provides an overview of the neighborhood--its location and history. The section also provides information about current residents of the neighborhoods.

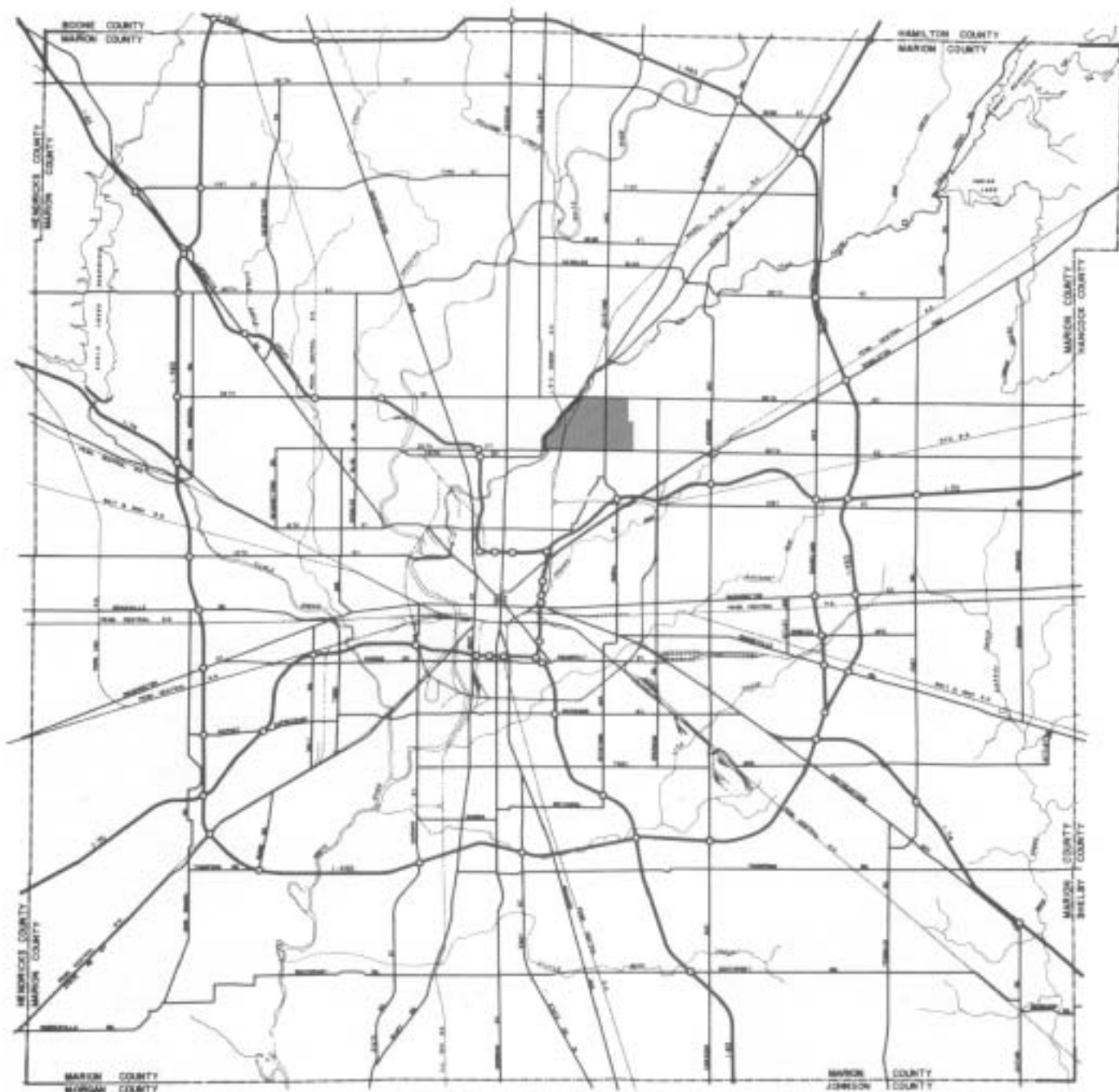
Section III discusses the existing conditions of the neighborhood's components--housing, transportation, commercial uses, zoning, land use, and public and social services found in the Orchard-Keystone neighborhood.

Section IV discusses the results of a neighborhood survey distributed to every dwelling unit in the Orchard-Keystone neighborhood.

Section V is a listing of the assets, liabilities and improvements needed in Orchard-Keystone.

Section VI lists goals and objectives for the area and contains recommendations of the action plan.

Section VII details recommendations developed for the neighborhood.



MAP 1
ORCHARD/KEYSTONE
NEIGHBORHOOD PLAN
Location

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SECTION II - OVERVIEW OF THE NEIGHBORHOOD

A. The Location

The Orchard-Keystone neighborhood is located in the northeast portion of Center Township in Indianapolis, Marion County, Indiana. (Map #1, Location Map.) Its boundaries are:

North - 38th Street
South - 30th Street
East - Dearborn and Parker Avenues
West - Fall Creek

(See Map #2 - Neighborhood Boundaries)

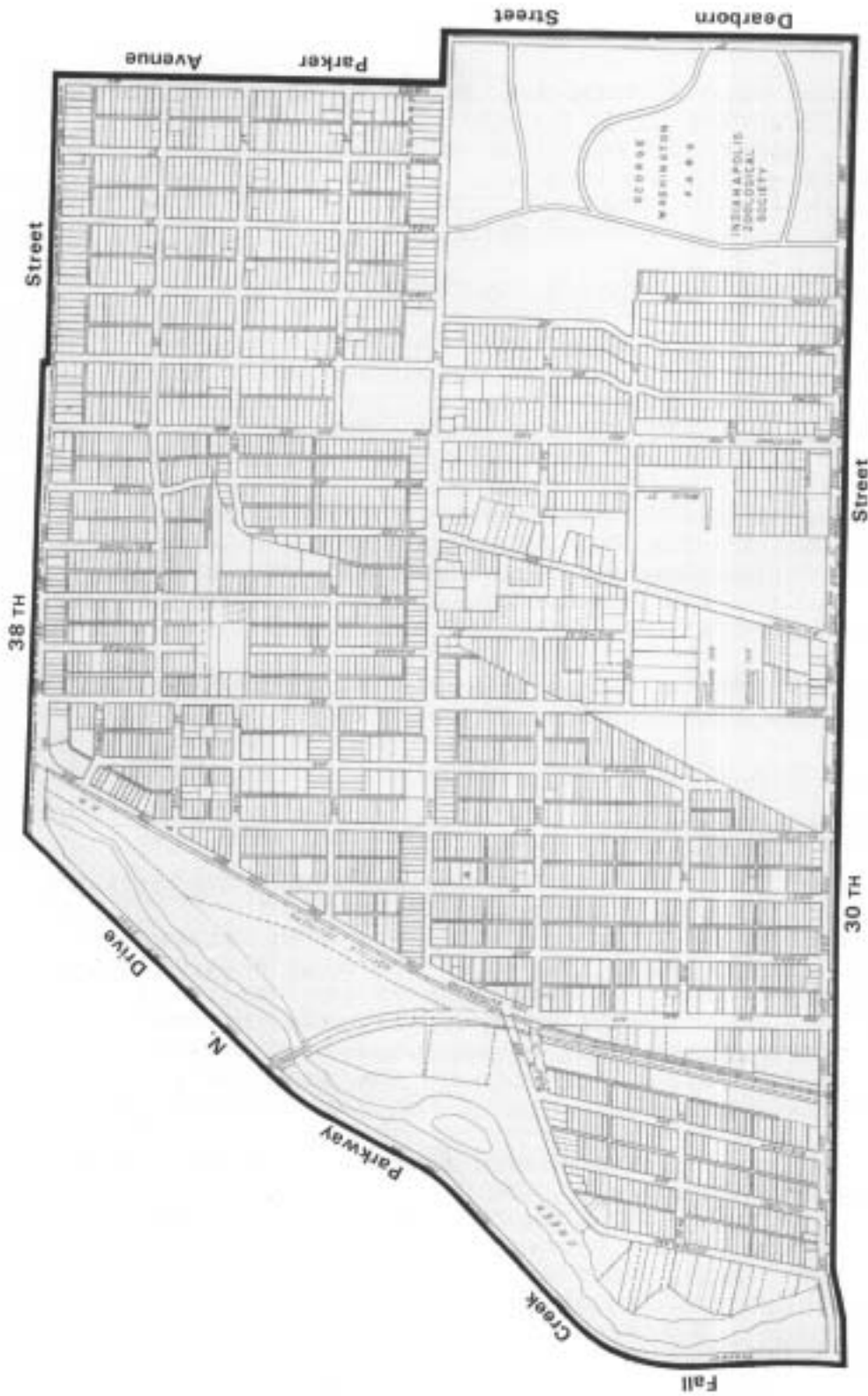
It is surrounded by neighborhoods that have or are in the process of developing neighborhood plans themselves. These neighborhoods are: Martindale-Brightwood (1985) and Citizens' Neighborhood Coalition (1983) to the south, Mapleton-Fall Creek (1983) to the west, Meadows-Fall Creek (1986) to the north, and Forest Manor (1980) to the east. The residents of Orchard-Keystone share many of the same concerns expressed by the citizens of these neighborhoods, and the recommendations included here are intended to be consistent with those in the Comprehensive Land Use Plan for Marion County. (See Map #3, Surrounding Neighborhoods)

The following history of the Orchard-Keystone neighborhood highlights the development issues that have shaped the area since it was first made accessible by rail in the 1850's. It is followed by highlights of the 1980 census for the neighborhood.

B. History of Orchard-Keystone

The Orchard-Keystone area lies within the northeast quadrant of the old city (pre-UNIGOV) boundaries of the City of Indianapolis, bordered by 38th, Dearborn, and 30th Streets, Parker Avenue, and Fall Creek. It draws its name from Orchard and Keystone Avenues. The area developed as the result of several factors; the development of two railroads through the western edge of the district, the establishment of street railways, and home construction fueled by the economic prosperity which arose after the end of the Second World War.

Two railroads, the Monon (now Seaboard Systems) and the Peru & Indianapolis (now the Norfolk and Southern) stimulated commercial and residential development along their routes by providing fast and convenient transportation for people and goods to commercial centers served by the line. The Peru & Indianapolis was chartered January 19, 1846. The company was organized in July 1847, the road surveyed and located in 1847-8 and work begun in 1849. On March 11, 1851, its completion to Noblesville was celebrated by a special excursion to that point. The line was completed to Peru, 73 miles, on April 3, 1854, at a total cost of \$760,000.



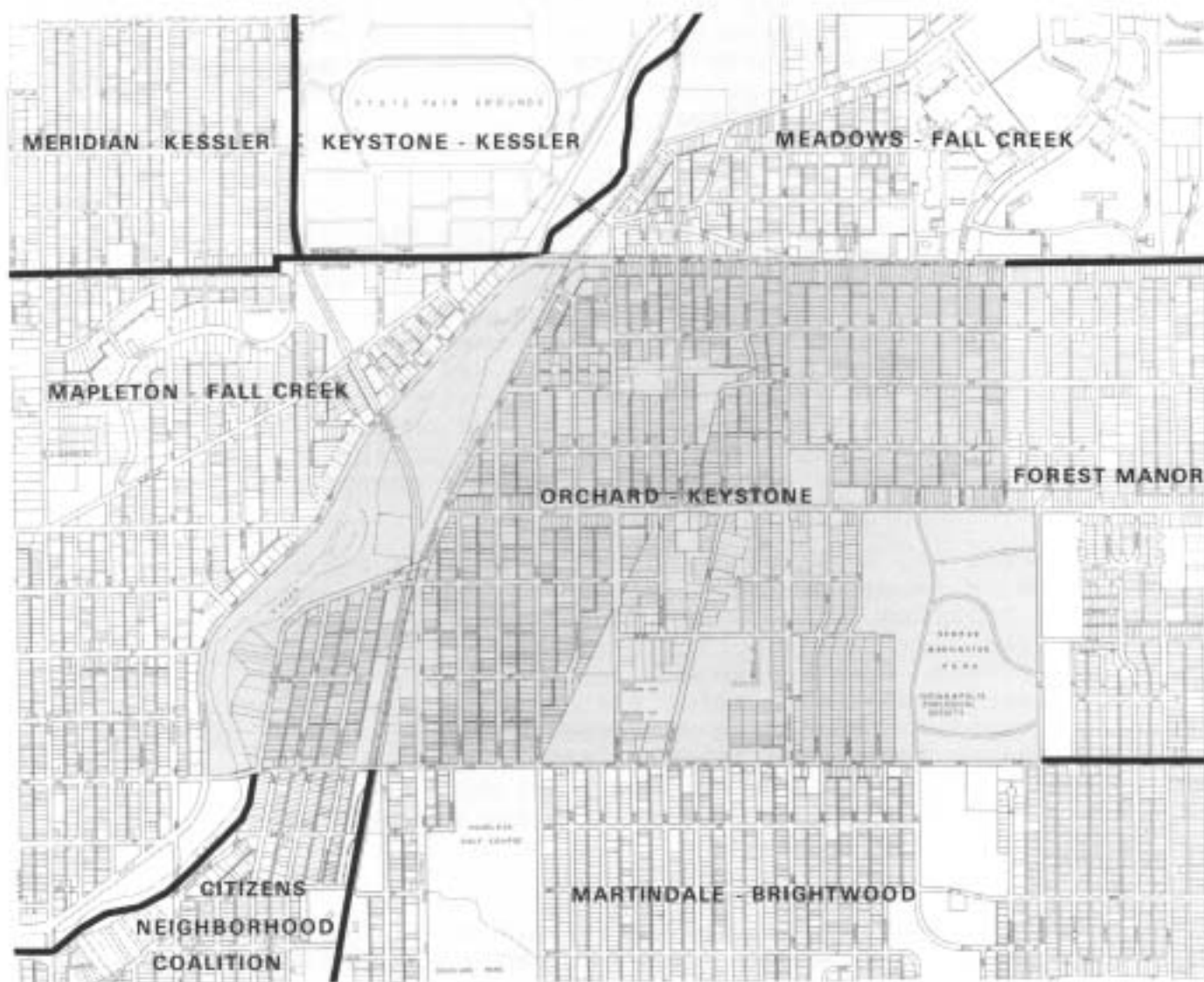
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MAP 2 / NEIGHBORHOOD BOUNDARIES

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MAP 3 / SURROUNDING NEIGHBORHOODS

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The country through which the line ran was largely undeveloped and business remained small until connections were made with other lines to the north. As a result the company went into receivership in 1857 and was operated for the benefit of the stockholders for a number of years. It passed into the control of the Lake Erie & Western in 1887, part of the New York Central System. Presently the property is owned and maintained by the Norfolk and Southern Railroad.

The second line to be constructed through Orchard-Keystone began as the New Albany and Salem Railroad, which was chartered July 8, 1847 to build a line 35 miles in length between New Albany and Salem. It was completed and opened for service between these two points on January 13, 1850. By this time amendments had been secured to the charter authorizing the extension of the line to any point in the state. Work was begun on an extension to Michigan City in 1850, and the line was completed and opened July 4, 1854. The railroad's name was later changed to the Louisville, New Albany & Chicago Railroad on October 24, 1859. The company was reorganized several times under foreclosure in 1869, 1873 and 1881, and in the later year consolidated with the Chicago and Indianapolis Air Line.

The Chicago and Indianapolis Air Line was the successor, through foreclosure reorganization, of the Indianapolis, Delphi & Chicago Railroad, which was organized in 1872 to build a narrow gauge road from Indianapolis to Chicago. It had constructed 43 miles of road, from Rensselaer to Dyer, prior to the consolidation of 1881. After the consolidation the work was pushed rapidly. The track was broadened to standard gauge, and completed to Hammond in January, 1882. From this point it entered Chicago over the Chicago & Atlantic tracks until 1884, when it was extended to connect with the Chicago & Western Indiana, and the Chicago Belt in which it then owned a one-fifth interest.

The line was constructed to Howland's Station, just north of Indianapolis, in October, 1882, but had a problem negotiating access into the city from that point. It finally made satisfactory terms with the Lake Erie & Western (see the Peru & Indianapolis above) and its first train, a local, came in over its tracks March 24, 1883. The first through train operated over the line the following May. The interchange between the two lines is located within the Orchard-Keystone neighborhood.

The company again experienced financial trouble in 1897 when, under foreclosure, it was reorganized as the Chicago, Indianapolis & Louisville. The company merged with the Louisville & Nashville Railroad in 1972. The combined properties were then acquired by Seaboard Systems which presently owns and operates the former L & N system. Seaboard Systems, in an effort to eliminate unprofitable routes, has recently petitioned for abandonment of the Indianapolis to Delphi route (the line which runs through Orchard-Keystone).

The proximity of the rail lines stimulated the earliest period of platting activity in the Orchard-Keystone Area. The majority of early plats (1872-73) are located in the western portion of the subarea in close proximity to the rail line. The prospect of industries locating along the line probably encouraged early speculators who believed such development would generate jobs and create a housing demand in areas adjacent to the industries. The financial panic of 1873 probably explains the lack of physical development during this period of speculation. This area, referred to as "Crosstown," did develop shortly after the turn of the 20th century. Consequently, its housing character and condition is distinctly different from that found in the rest of the neighborhood, which developed after World War II.

The second and third periods of platting activity were inspired by the development of Indianapolis Street Railway System. Appearing on the scene in the late 1880's, electric streetcars provided city residents with a fast, efficient means of mass transit that made possible residential development in areas farther removed from the city's commercial core. By 1893, some 350 streetcars were in business providing rapid access to all parts of the growing city. An outgrowth of streetcar development was the "interurban", which provided inter-city transportation. The interurbans which entered Indianapolis traversed the streetcar tracks to their main terminal on Market Street. As part of their franchise agreements with the city, all interurban lines entering Indianapolis were required to surrender to the Indianapolis Street Railway Company that portion of their route which fell within the city's corporate limits. This enabled the local street railway company to extend its service into newly annexed sections of the city. The Union Traction Company (and later Indiana Railways) maintained a route which paralleled 38th Street (Maple Road) as it entered the city. This provided a rapid rail link to the central business district which would have been a selling point for prospective homeowners. This fact was not lost on local speculators who proceeded to plat subdivisions south of 38th Street (1909-1914).

Once again, development occurred largely on paper. Most housing constructed during this period was close to the rail lines and Fall Creek. Development of the majority of the subarea had to wait until the post war housing boom of the 1940's and 1950's. Housing pressures created by returning servicemen after World War II and the availability of veteran loan programs created under the G.I. Bill resulted in a boom in home construction in Indianapolis. Orchard-Keystone experienced a decade long period of housing construction which has resulted in the housing stock currently in evidence in the neighborhood.

The area is still primarily composed of single-family detached residences. Three apartment complexes totaling 450 units have been built since 1960, which represents a large percent of new construction that has occurred in the neighborhood. These apartment complexes are government sponsored in some way, as the following chart demonstrates.

<u>Complex</u>	<u>Government Affiliation</u>	<u>Number of Units</u>
Baltimore Apartments	Public Housing	66
Blackburn Terrace	Public Housing	250
Orchard Park	Section 8	94

The original inhabitants of the Orchard-Keystone neighborhood were primarily white working-class families. This profile has changed over the years, as the following census information from 1960 - 1980 demonstrates.

(See Appendix A for more complete census information.)

C. General Demographic Information

In 1980, total population in the neighborhood was 7,968, 96% of whom were black. Although the population size has stayed fairly stable over time, the racial mixture has changed markedly since 1960, when the area was 70% white. The Orchard-Keystone area, however, is certainly not the only inner-city area to experience the "white flight" of the 60's and 70's. The percentage of blacks in Center Township increased from 26% to 41% between 1960 and 1980. (see map #4 - Census Tracts)

The number of elderly citizens in the area is also increasing. The age category "65 and over" is the only one to show an increase between 1970 and 1980, and the only one to show a steady increase as a percent of the total population since 1960, as the chart below demonstrates.

<u>Age</u>	<u>1960</u>	<u>1970</u>	<u>% Change</u>	<u>1980</u>	<u>% Change</u>
Under 5	1390	1208	-13.1	948	-21.6
5-19	2724	4255	56.2	3304	-22.4
20-64	5515	5676	2.9	5392	- 5.1
65 & Over	<u>610</u>	<u>685</u>	12.29	<u>850</u>	24.1
Totals	10239	11824		10494	



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MAP 4 / CENSUS TRACT BOUNDARIES

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One of the major national trends over the past 10 years has been a decline in the number of persons per household. Residents of the Orchard-Keystone neighborhood evidenced this trend, as household size had declined from 3.46 persons per household to 3.21 persons per household. This is still higher than the Marion County average of 2.63 persons per household.

Marital status is one indicator to describe family life and its changing patterns. Among persons in Orchard-Keystone 15 years and older, 45% of the 2,475 men and 35% of the 3,201 women were married. Of the neighborhood's 2,107 families, 53.0% were maintained by a married couple, 42.5% by a single female, and 4.7% by a single male. Fifty-four percent of the area's 1,181 families with children under 18 were maintained by single females. Since 1960, the number and proportions of both married males and females have declined, while the categories of single and divorced males and females have experienced steady increase.

The educational attainment of the neighborhood's residents has basically stayed the same.

The 1980 census revealed 62.4% of all working age (16 years and over) persons and 57.1% of working age females were in the labor force. In all of Marion County, 71.4% of the male population and 52.5% of the female population were employed. The unemployment rate for Orchard-Keystone Neighborhood was 15.9%.

The following chart shows educational attainment of individuals 20 years of age and older in Orchard-Keystone for the past 3 censuses.

Highest level of Education	1960 %	1970 %	1980 %
0-11 years	50.4%	53.9%	46.7%
High school graduate 1 or more yrs. of college	25.5%	27.0%	28.2%
	13.9%	8.1%	10.1%

Orchard-Keystone Neighborhood residents were employed in a variety of occupations in 1980. Service occupations employed 660 residents. Another 566 persons said they were in administrative support occupations, including clerical, and 476 persons were machine operators, assemblers, and inspectors.

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. In the Orchard-Keystone area, 688 persons were employed in manufacturing, 635 persons were employed in professional and related services, and 398 persons were employed in retail trade. Of the 2,908 employed persons in Orchard-Keystone Neighborhood, 73.3% worked for wages and salary for a private company, business, or individual. Another 24.6% held local, state, or federal government jobs. The self-employed represented 2.1% of the employed.

Data on means of transportation to work show that 56.8% of the workers residing in Orchard-Keystone Neighborhood drove alone to work, 21.9% rode to work in carpools, and 17.2% used some form of public transportation.

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Orchard-Keystone Neighborhood was \$12,784. (This means it is estimated that half had incomes below and half above this figure.) This was below 1980 median income in both Center Township and Marion County, which were \$14,098 and \$20,819, respectively. 29.2% of all households in the neighborhood had incomes less than \$7,500, while households with incomes of \$25,000 or more constituted 16.3%; the remaining 54.5% of the households had incomes between \$7,500 and \$25,000.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 2,226 persons below the poverty level in 1979 in Orchard-Keystone Neighborhood, or 28.1% of the population. Related children under 18 years represented 51.6% of the poverty population.

Among the major concerns in many areas were the economic situations of the older population and of families maintained by a woman with no husband present. There were 122 persons 65 years and over below the poverty level in 1979, or 19.5% of all elderly persons in Orchard-Keystone Neighborhood. Of the 523 families below the poverty level in the Orchard-Keystone Neighborhood, 79.7% had a female head of household with no husband present. This is evidence of another national trend referred to as the "femalization of poverty." These single women have special needs that are often not met in the traditional social service network.

This census information and the history of the area have outlined a number of the problems present in the Orchard-Keystone Neighborhood. The neighborhood is certainly not alone in experiencing these problems, as many represent local manifestations of national trends. Such knowledge, however, does not provide much comfort to those in need. The area can combat these problems. The important thing is that the neighborhood adopt strategies that upgrade the physical and social characteristics of the area and work together to implement these strategies.

SECTION III - EXISTING CONDITIONS

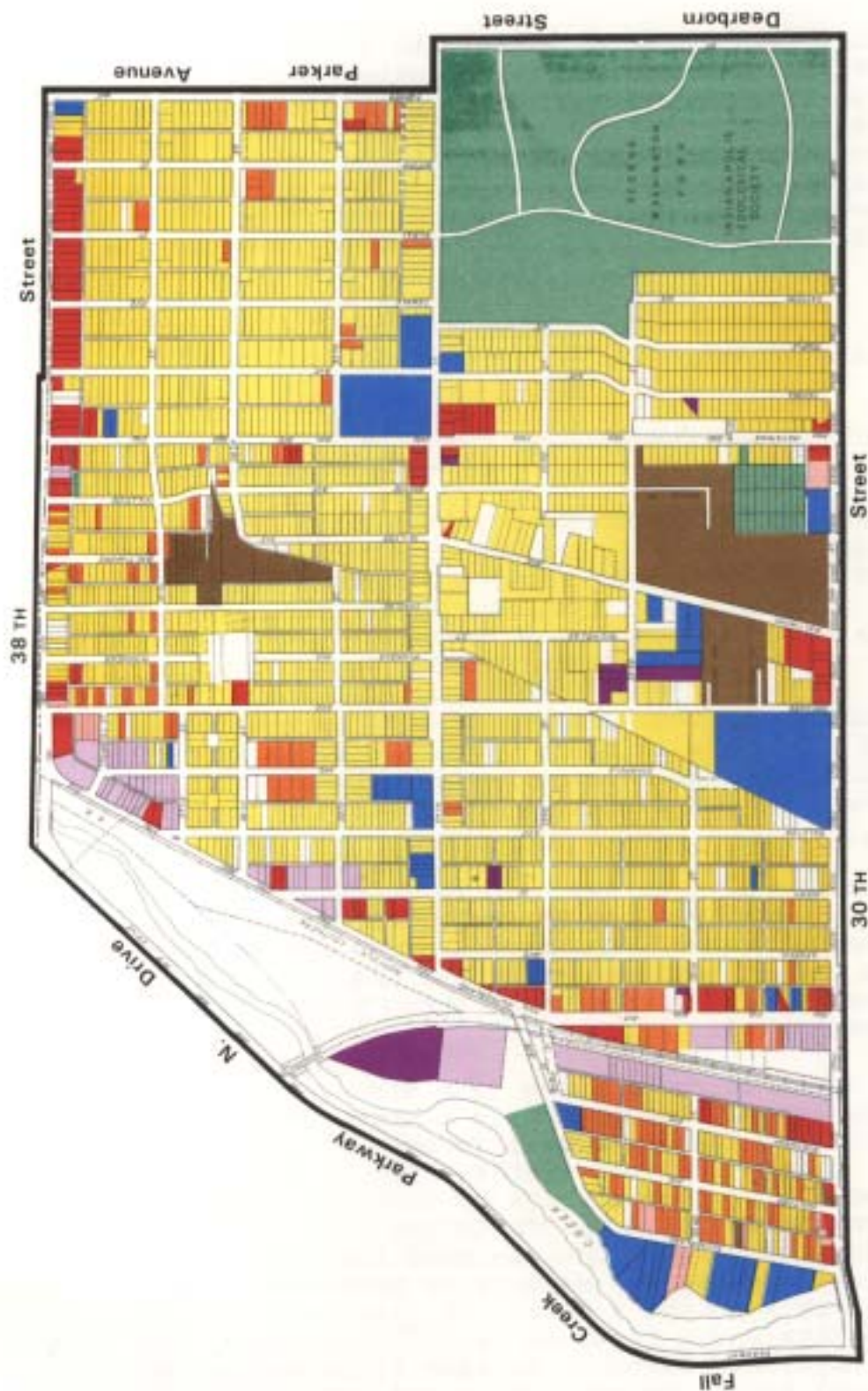
The purpose of this section is to assess the status of the physical and service components of the neighborhood that together establish the quality of life in Orchard-Keystone. Specifically this section contains an analysis of the land use, building conditions, zoning, housing conditions, commercial facilities, transportation system and public and social service found in Orchard-Keystone. Certainly there are other elements that contribute to quality of life in a community such as the cohesiveness and cooperation found within it, but it is believed that examination of these elements provides a strong basis upon which to make an assessment of the assets, liabilities and improvements needed in the area that follow in Section IV.

A. Land Use and Building Conditions (See maps #5 - Land Use & #6 - Building Conditions)

The principal land use in the Orchard-Keystone area is residential, evidenced primarily through the construction of detached single-family homes of post-WW II vintage. This pattern does not hold true for Crosstown where large, turn of the century homes have been converted to multi-family dwellings, and at the three apartment complexes located in the area. Two and three-family structures are found throughout the neighborhood, with more situated north of 34th Street. Most of these residential units are in sound condition or experiencing minor deterioration (See the Housing Section for more information on the kind and condition of housing in Orchard-Keystone.)

Commercial and industrial uses may also be found in Orchard-Keystone, primarily along the major arterials of 38th Street and Martindale Avenue. Commercial nodes may be found along 30th Street and at 34th and Keystone, and 38th and Keystone. The quality and condition of these commercial structures, however, varies greatly.

The commercial structures found along 30th Street in the Crosstown area are largely vacant and in a state of disrepair. The Crosstown area also houses several industrial uses east of Winthrop and west of the railroad tracks. Two of the uses found here are concerned with lumber storage or treatment, one is a paper supplier and the fourth a manufacturing use. Vacant commercial uses on 30th Street continue past the railroad tracks to Martindale, where Hoosier Oil used to do business. Between Orchard and Baltimore Avenues, a number of disparate commercial uses have located that serve regional needs. The commercial uses at 30th and Keystone, however, do seem to be geared to meeting neighborhood needs for automotive and retail services and are in good condition.



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 5 / EXISTING LAND USE

RESIDENTIAL	COMMERCIAL	PUBLIC-INSTITUTIONAL
Single Family	INDUSTRIAL	RECREATIONAL
2 or 3 Family	Light	PARKING
Multi-Family	Heavy	VACANT

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Commercial, light industrial and residential uses exist on Martindale Avenue between 30th and 33rd Streets. The juxtaposition of these uses is chaotic with no buffering or transition between differing uses. These commercial uses, also, are not of a type that serve neighborhood retail needs. Building conditions of most of the commercial and industrial uses are sound, whereas housing units found along Martindale are experiencing minor or major deterioration.

Sutherland Avenue contains the same mixture of residential, commercial and industrial uses, but they are more concentrated by type. As might be expected in such a transitional area, condition of the remaining housing units is deteriorated. Industrial uses are concentrated in the blocks between 35th and 36th Street and 37th and 38th Streets and have encroached into the residential area on Hovey and Schofield in these blocks. A fair number of vacancies contribute to the land use problems along this stretch of Sutherland/Martindale Avenues.

Both 34th Street and Keystone Avenue are primarily residential in nature. The exception to this is at their intersection, which has developed as a commercial node (except the northeast corner, which is the site of School #69, George Kilmer). A retail node has developed here, containing uses that serve both the neighborhood and through traffic. These buildings are relatively new and in good condition.

The commercial uses found along 38th Street are principally at the western part of the study area, around Orchard and then east of Hillside Avenue. The area between Orchard and Hillside is still residential, with half of these residential units in sound condition, and the other half experiencing minor deterioration.

The commercial uses at the western end of 38th Street in the study area are primarily auto-related or of a warehousing nature. East of Hillside the uses are more neighborhood service and retail in orientation. Laundromats, fast food restaurants, auto-related retail, medical and drug outlets may be found in this part of 38th Street. Buildings are generally in sound condition and many of the fast food establishments are of relatively new construction.

Finally, several public/institutional uses are located in the Orchard-Keystone neighborhood. The western side of Sutherland Avenue along Fall Creek is home to both the Peter Claver Center and Crossroads Rehabilitation Center. North of 32nd is the Fall Creek recreational area.

Two public schools are located in the neighborhood. George Kilmer Elementary School (#69) is located at 34th Street and Keystone Avenue and Julian D. Coleman Elementary (#110) is located on the northwest corner of 30th Street and Orchard Avenue. The Wheeler Boy's Club is also found on 30th Street, in the 2200 block.

Numerous churches have located throughout the neighborhood. Several may be found on 34th Street, 30th Street and Keystone Avenue. Generally, they are well-maintained and in sound condition.

Finally, the neighborhood contains many different types of parks. The most prominent of these is George Washington Park, the current home of the Indianapolis Zoo.

B. Zoning (See map #7 - Existing Zoning)

The existing zoning in the Orchard-Keystone neighborhood is primarily residential. Approximately 90% of the area is zoned D-5, a single-family residential classification for urban developed areas. D-5 zoning allows areas of medium-high density, (approximately 4.5 units/acre), single-family houses and two-family dwellings on corner lots.

The three apartment complexes are zoned appropriately for multi-family development. D-6 zoning, designed to promote single-family cluster or low-density multi-family development, is the zoning found in Baltimore Apartments. D6-II, another low-intensity multi-family zoning, is the zoning in Orchard Park Apartments, and Baltimore Terrace is zoned D-7 for medium-density multi-family residential use.

Commercial zoning is found along the major arterials--30th Street, 38th Street, Martindale, Sutherland and Keystone Avenues. The categories of commercial zoning found in the neighborhood vary from C-1, an office buffer district found primarily along 30th Street and Martindale Avenue, to C-7, a high intensity commercial district. C-3, neighborhood commercial zoning, is found at 30th, 34th and Keystone, and both C-3 and C-4 zoning (Community-Regional Commercial district) are found along 38th Street, as is residential zoning.

Industrial zoning is found along the Norfolk and Southern railroad west of Martindale Avenue. I-2-U, or light industrial urban zoning, is found directly east of Winthrop Avenue and primarily on the west side of Martindale. The 3000 block of Martindale, however, does contain six lots zoned I-5-U, heavy industrial urban zoning. I-3-U, or medium industrial urban zoning, is found north of Sutherland Avenue and West of the railroad tracks. Another small patch of I-2-U zoning is located in the 3700 block of Sutherland Avenue.

Special use zoning, intended to provide for public/institutional and other uses that do not fit into the usual zoning classifications, are found throughout the neighborhood, with a heavy concentration along Fall Creek. The special use zoning categories found in Orchard Keystone include:

SU- 1	Churches
SU- 7	Charitable and Philanthropic Inst.
SU- 9	Buildings and grounds used by any level of Government
SU-18	Light and power substations
SU-34	Clubs, fraternities or ballrooms

Also, PK-1 or Park District One Zoning, is found in George Washington Park, along Fall Creek, and in Beckwith Park, south and east of Blackburn Terrace.

C. Variances and Rezonings (See map #8 - Variances & Rezonings)

Since 1970, 58 variances and rezonings have been granted in the neighborhood. Sixty-nine percent of these have occurred on the major arterials--38th Street, 34th Street, Keystone, Martindale and Sutherland Avenues, and have involved petitioning for permission for commercial or industrial uses in residentially zoned areas.

D. Problem Areas

There are a number of disparities between the zoning and land use in the Orchard-Keystone area. Most of the inconsistencies involve the encroachment of uses of more intense nature than allowed in residential areas. Particular problems are in the following areas:

1. 38th Street contains far more commercial uses than the existing zoning allows. East of Hillside the uses are solidly commercial in nature. The zoning between Hillside and the alley east of Oxford should be of a commercial classification, as these commercial uses are appropriate for 38th Street as it exists today in this area.
2. The northwest corner of the neighborhood, between 37th and 38th from Sutherland to Orchard, and between 35th and 36th Street on Sutherland Avenue, has developed industrially and commercially. Although industrial zoning is present in this area, and some variances have been granted, the bulk of the property that is now used industrially is still zoned for residential use. Sutherland between 34th and 38th Street should be rezoned industrial, and the industrial development standards enforced.
3. The mixed uses found on Martindale Avenue do not conform to the zoning at all, which is industrial on the west side and commercial on the east. Over time the residential units remaining on Martindale (except in the 3200 block on the east side of the street) should make way for the commercial and industrial uses that will desire to locate near the railroad tracks.

4. Thirtieth Street between Orchard Avenue and the Boys Club is zoned C-1. Although commercial uses do exist between Orchard and Baltimore, they are of a more intense nature than are allowed in C-1. This block should be rezoned C-3, to allow neighborhood commercial development.
5. The number of multi-family units found in the neighborhood is substantially in excess of what is allowed by the D-5 zoning. This is particularly true of the Crosstown area, where former stately homes have been converted into apartments. Such conversions should not be allowed to continue. Although the area is not recommended for rezoning, neighborhood residents would like to encourage the new construction of multi-family housing. Spot variances or rezonings are recommended for parties interested in developing new multi-family housing in this area.
6. Finally, there are a number of public/institutional uses in the area that are not properly zoned. The two schools are zoned residentially with some commercial, instead of the proper special use zoning. There are also several permanent churches in the area that are zoned residentially that require special use zoning.

Imposition of these zoning changes would reinforce the recommended land use plan for the area (see map #10 - Land Use Plan), which is very similar to both the Existing Land Use Map (#5) and the Comprehensive Plan Map for the area (see map #11). Highlights of these maps are as follows:

1. Single or multi-family development is the prominent recommended land use throughout the neighborhood.
2. Commercial development is recommended in areas where it currently exists. No new areas of commercial development are recommended because of the existing vacant commercial structures.
3. Industrial development is encouraged on either side of the Norfolk and Southern Railroad tracks that serve to separate Crosstown from the rest of Orchard-Keystone.
4. Special uses, such as schools, churches and parks, are shown as recommended where they are currently located.

E. HOUSING

As stated previously, housing units in the Orchard-Keystone area are primarily single-family, detached residences constructed after World War II. The only exceptions to this are the larger, turn of the century vintage homes located in Crosstown and the 3 apartment complexes located in the neighborhood. (See existing land use map). Most of the units are in sound condition; approximately 30% are experiencing minor deterioration (of a cosmetic nature). Another 3% show evidence of major

deterioration (of a structural nature) and a few isolated units should be demolished. (See building conditions map.) The following information, from the Indianapolis Division of Planning publication, "Characteristics and Conditions of Central City Housing", (whose study area was Center Twp. and 5 Census Tracts in southern Washington Twp., immediately north of 38th St.), 1980 census data, and the Marion County Health Department will highlight the housing issues in the Orchard-Keystone area.

According to the 1980 census, the Orchard-Keystone neighborhood contained 2502 occupied housing units. Sixty-one percent were owner-occupied, leaving 39% rental properties. This percentage of owner-occupancy is slightly higher than the Marion County average of 58%, and is 10% higher than the Center Twp. average of 51%. Following is a breakdown of percentages of owner-occupancy and single-family units by Census Tract, because they were found to vary significantly. (See Census Tract Map - #4)

<u>Census Tract</u>	<u>Owner-Occupancy</u>	<u>Single-Family Units</u>
3505	51.0 - 75.9%	76.0%+
3507	76.0%+	76.0%+
3508	26.0 - 50.9%	51.0 - 75.9%

The percentages of owner-occupancy are much lower for CT3508, which includes "Crosstown" and 2 of the 3 apartment complexes.

Housing units in the area are newer than what is generally found in Center Twp. According to 1980 census data, 7% of the housing units in the area were built after 1970, and 20.5% were built before 1940. Less than 25% of the housing was more than 40 years old, far less than in the central city study area (52.6%) and about equal to Marion County (24.6%).

As is true of Center Township in general, the Orchard-Keystone area experienced a loss of housing units since 1970 (primarily through demolition) that has not been offset by new construction. Only 2 census tracts in Center Twp. have experienced a positive change in the number of housing units since 1980, one in the Regional Center and one where government-cleared land was made available for new residential construction (Oxford Terrace).

The vacancy rate in Orchard-Keystone is low, less than 7.9%. This is less than the Central City Housing Study Area's vacancy rate of 12.3% and about the same as Marion County's vacancy rate of 7.8%. This demonstrates housing in the Orchard-Keystone neighborhood is in relatively high demand.

This housing is more desirable because it is newer and in better condition than much central city housing. Median home values as measured by single-family home values in the 1980 Census, in two of Orchard-Keystone's three Census Tracts (3505, 3508), are between \$20,000 - \$25,000, which is higher than the study area median of \$19,057. Examination of the number of orders issued on unsafe residential structures by the Division of Development Services in December 1984 revealed only 5 open files, far less than in other areas of Center Township.

The relatively good condition of the housing in the Orchard-Keystone neighborhood is further substantiated by the reports of the Marion County Health Department. Their ratings of the area via the Community Environmental Survey of housing and lot conditions indicate the neighborhood is "moderately deteriorated." On a scale of 0-100, where zero represents a "perfect" census tract, the Orchard-Keystone area received the following ratings.

Sanitarian Rating Average Per year				
<u>Census Tract</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>
3505	21.6	19.9	15.2	21.7
3507	27.6	21.8	17.9	22.7
3508	26.8	17.0	23.8	25.1

Sanitarian ratings reflect the lot conditions. A random survey is taken every 60 days and lots are evaluated on the amount of garbage, large rubbish, small rubbish and weeds present.

Housing Impact Ratings					
<u>Census Tract</u>	<u>Date</u>	<u>8/80</u>	<u>12/80</u>	<u>4/81</u>	<u>11/81</u>
3505		39.9	17.9	24.1	19.3
3507		19.7	15.3	20.8	17.5
3508		22.1	19.4	26.7	21.3

Housing ratings are not available after 1981, as the system has been under evaluation since that time. When done, exterior housing evaluations were performed every 4 months and critiqued items such as the foundation, siding, roof, windows, doors, chimneys, gutters/downspouts, etc.

One reason the housing conditions in the Orchard-Keystone neighborhood are better than in other inner-city areas can be seen in analyzing the home improvement loans granted by Indianapolis banks and savings and loans companies. Data for 1980 and 1981 revealed the Orchard-Keystone area was receiving more than the average number of home improvement loans.

<u>Census Tract</u>	<u>% Home Improvement Loans</u>
3505	2.8 - 4.0%
3507	0 - 2.7%
3508	2.8 - 4.0%
Study Area Average	- 3.0%
Marion County Average	- 2.9%

Analysis of home sales in the Orchard-Keystone neighborhood reveals some interesting discrepancies. The amount of time single family homes spend on the market before selling is less than the study area average and the Board of Realtors average (see chart).

<u>Census Tract</u>	<u>Average No. of Days on Single-Family Market, 1983</u>
3505	61-90
3507	60
3508	60

The median sales price of homes sold in Orchard-Keystone is comparable with the study area median of \$25,900. The percent of single family units receiving mortgage loans, however, is less than the study area average of 1.7%. This is not surprising given the stability of the neighborhood's population. Over 60% of the population have lived in their current housing unit more than five years. This is at least 8% greater than the Central City Housing Study area average.

To summarize, housing conditions in Orchard-Keystone are not without problems, but they are much better than what is found in other inner-city areas. Despite their low-income status, Orchard-Keystone's residents manage to maintain their homes and yards. The high degree of home ownership and stability of the population combined with a natural tendency of most people to care for their possessions have made the Orchard-Keystone neighborhood one of the nicer inner-city neighborhoods.

F. Commercial Facilities

Generally, existing commercial structures in Orchard-Keystone are in a deteriorated condition and contain uses that do not serve the neighborhood. Although there are food marts and gas stations in the neighborhood, there are no major supermarkets or many other needed conveniently located neighborhood services in the area.

Looking at Map #12 which shows locations of commercial centers in Marion County,¹ it reveals the lack of commercial facilities north of the Regional Center and south of 38th Street. Disinvestment has occurred over time as large retailers followed the more affluent consumers to the suburbs. Inner-city residents are still served by free-standing stores that are usually small, scattered, and characterized by high priced goods. These free-standing or strip commercial developments often suffer from site and locational problems, contain structures that are declining, and are owned or managed by merchants who are undercapitalized. Consequently, many inner-city retail establishments realize only a marginal profit. This is the status of many businesses in Orchard-Keystone.

Orchard-Keystone residents desiring to patronize a major grocery store must have access to a car. The only adjacent neighborhood centers are located at 46th and Allisonville, 38th and Sherman, and 25th and Sherman, none of which are easily accessible by public transportation through the area. A number of retail commercial establishments have located on Keystone, north of the area. Again, access to these establishments via public transportation is not convenient. Because of the overall, low-income nature of this neighborhood and those which surround it, the possibility that a branch of a national food or drug outlet would locate here is remote. Neighborhood residents and businesses should work together to improve the quality of the existing commercial establishments in the neighborhood.

One organization already working toward this end is the Opportunities Industrialization Centers of America (OIC/A) Community Revitalization Program (OIC/CR). OIC/CR is a subsidiary of OIC of America whose purpose is to implement the community and economic development functions of the national OIC movement, through activities such as housing, business development, and commercial development.

The national demonstration program was initiated with HUD in Indianapolis in 1980. As its first project, OIC/CR served as the co-general partner in a united partnership that purchased and renovated Orchard Park, a HUD held low-income multi-family complex. With income generated, a \$200,000 Investment Fund for community business development in the neighborhood has been established.

A committee of local residents businesses, agency representatives and City officials has been established. Its function is to publicize the program and evaluate proposals which are submitted for funding. Minimum project selection criteria are:

- A. Must benefit the target area in:
1. improving housing conditions and/or
 2. improving the level of home ownership, and/or
 3. creating jobs for low/moderate income residents of the community; and/or
 4. providing needed services for residents of the target area;
 5. creating ownership opportunities for target area residents through 'community capitalism'; and/or
 6. developing or expanding minority owned business activity in the target area.

¹Development Data of Marion County, DMD, DOP, 1985. p. 11.

- B. Must have a financial and operating plan that leverages the funds provided by OIC/CR at minimum \$1 equity for every \$2 invested by OIC/CR, and \$5 in loaned funds for every \$1 in equity funds.

Current geographic boundaries within which projects should be located are as follows:

West - Martindale Avenue
North - 38th Street

East - Keystone Avenue
South - 25th Street

with major emphasis given to the area between 25th and 34th Streets.

More information about this program may be obtained by contacting Joseph P. Matthews, III, State Executive Director of Indiana OIC, at 3102 North Baltimore, Indianapolis, IN, 46218.

G. Transportation and Infrastructure

The Orchard-Keystone neighborhood is served by a transportation network that is basically adequate for the area's needs. Primary and secondary arterials crisscross the neighborhood, allowing for an orderly traffic flow. The condition of the facilities need maintenance in places, which will be discussed later in this section.

The transportation plan of Marion County classifies the street network based on traffic carrying capability (See Map #13 - Transportation Plan). Primary arterials, oriented to moving traffic rather than serving abutting land use, run through the neighborhood. These primary arterials are:

East to West: 30th Street
38th Street
North to South: Keystone Avenue

One secondary arterial, designed to serve more short trips than primary arterials, serves the neighborhood in the form of 34th Street. There are no north-south secondary arterials in the neighborhood.

The remainder of the street network is composed of collectors or local streets, both of which serve local land uses. There are numerous north-south collectors and local streets to supplement the Keystone Avenue. Primary arterial east-west traffic, however, can only travel from one side of the neighborhood to the other via 30th, 34th or 38th Streets.

1. The Transportation System Manual, which lists long and short range transportation improvements for greater Indianapolis/ Marion County, recommends the following improvements for the area.

- a. Widen all the primary and secondary arterials: 30th Street, 34th Street, 38th Street and Keystone Avenue. These intersections with Keystone Avenue, are among the most dangerous in the City, as the following information from the Transportation System Management Process Report for the Indianapolis Region illustrates.

- Keystone and 38th - ranked 20th on list of dangerous intersections in Indianapolis

1983 - 34 accidents
1982 - 24 accidents
1981 - 24 accidents

- Keystone and 30th - ranked 21st on list of dangerous intersections

1983 - 20 accidents
1982 - 22 accidents
1981 - 26 accidents

- Keystone and 34th - ranked 32nd on list of dangerous inter- sections

1983 - 20 accidents
1982 - 24 accidents
1981 - 21 accidents

- b. Signalization improvement is needed at 30th Street and Martindale Avenue. This is projected to be done between 1985 and 1989.

Although only these two transportation improvements are scheduled to be done in the area, the condition of the infrastructure in the neighborhood does need to be upgraded. Streets and sidewalks throughout the neighborhood are deteriorated and in need of repair. Some of these needed improvements have been scheduled for resurfacing by the Department of Transportation, as the following demonstrates:

- c. Streets in Orchard-Keystone on 1985 Resurfacing Contracts:

Eastern Avenue - 30th to 32nd Street
Tacoma Avenue - 30th to 38th Street
Temple Avenue - 34th to 38th Street
32nd Street - Winthrop Avenue to dead-end
34th Street - Keystone to Emerson Avenue

Other areas of critical need are surrounding the schools and churches in the neighborhood, because of the pedestrian traffic they generate. A more detailed set of recommendations for necessary infrastructure improvements may be found in the Action Plan - Section VII.

2. Keystone Avenue

The most crucial transportation improvement forecast for the Orchard- Keystone Neighborhood is the widening of Keystone Avenue. The Keystone-Rural Corridor Improvement Environmental Impact Statement details the proposed improvements of the Keystone - Rural arterial, for 6 miles through Indianapolis. The boundaries of the study area are Pleasant Run Parkway North Drive on the south and Fall Creek Boulevard on the north.

The purpose of the improvement is to provide a primary north-south arterial for central city travelers and to eliminate the existing discontinuity between Keystone Avenue and Rural Street. The existing facility has inadequate right-of-way and pavement widths along most of its length. Improvements are considered necessary to efficiently accommodate the traffic demands for existing and projected levels along this corridor. The following chart shows existing and projected traffic counts on Keystone Avenue.

	<u>From</u>	<u>To</u>	<u>1972</u>	<u>1977-78</u>	<u>1981</u>	<u>2000</u>
NORTH	I-70	25th Street	9,956	22,196	23,037	26,640
KEYSTONE	25th Street	30th Street	17,564	22,406	21,901	19,163
AVENUE	30th Street	34th Street	16,040	21,765	20,886	23,110
	34th Street	38th Street	17,504	20,716	20,826	23,854
	38th Street	Millersville Road	16,170	22,668	21,321	24,569
	Millersville Road	S.R. 37	19,806	22,259	22,045	24,569

The Environmental Impact Statement outlines 4 alternative ways to improve the corridor - 3 different alignments and the "No Action" alternative. Two of the proposed alternatives involve the ultimate improvement of the Keystone-Rural corridor to a four and six-lane divided facility for the entire length of the corridor. The other alternative under consideration is a reduced facility alternative where only the high priority segments are to be widened. The remaining segments will receive "RRR" improvements (resurfacing, reconstruction, and rehabilitation); all of which will be done within the existing right-of-way. The reduced-facility alternative is currently favored by DOT because it allows for adequate corridor improvement with the least expense and disruption to the community.

The three "build" alternatives propose a phased improvement plan where high priority segments will be the first to be designed and constructed.

The most significant adverse environmental impact involves the relocation of residences and businesses along the corridor. The number of displacements varies considerably from alternative to alternative. There are three different phases of development which will separate the total number of relocations into three different time periods. The following chart summarizes the costs of construction, relocation, and right-of-way acquisition and the different amounts of properties that will have to be acquired under the different alternatives for the proposed improvements to be done between 28th and 39th Streets.

	Reduced Facility Alternative	Ultimate Facility Alternative #1	Ultimate Facility Alternative #2
Comparison of Property Acquisition			
Total Acquisition - Commercial	7	21	15
Frontage Acquisition - Commercial	28	8	8
Houses	8	74	82
Relocation costs			
Moving Costs	\$ 34,500	\$ 117,000	\$ 144,522
Replacement Housing Payments	\$ 60,000	\$ 547,500	\$ 607,500
Construction Costs	\$3,299,000	\$5,339,000	\$5,340,000
Right-of-way Acquisition	\$1,453,600	\$3,694,700	\$4,529,100

The adverse impacts resulting from relocation will be offset by the beneficial impacts of an improved corridor. Following the completion of this project there will be fewer traffic conflicts and an improved level-of-service as bottlenecks are eliminated. The overall increase in public safety will benefit the entire community. More information concerning this project can be found in the Keystone-Rural Corridor Improvement Environmental Impact Statement, available at the Indianapolis Department of Transportation.

H. Parks & Recreation

The Orchard-Keystone neighborhood has a number of parks and recreational facilities both within its boundaries and immediately outside the area. The following is a discussion of the kinds of parks in the area and the type and condition of the facilities within them, as reported in the Urban Parks and Recreation Recovery Action Program, adopted by the Metropolitan Development Commission in September 1981.

1. Community Parks are designed to serve several neighborhoods of the City. They are geared to family use and often located adjacent to public schools in order to share facilities. They should be built around natural topographic features and are designed to be a major recreation area with organized programs, yet still contain open space.

Two community parks serve the Orchard-Keystone area. The following is a listing of the facilities found at both parks.

a. Douglas Park, 1425 E. 25th St. (Outside Orchard-Keystone)

Statistics

30.2 acres	2 maintenance buildings
267 parking spaces	15 acres open space
Community center and gym	2 acres picnic site
Outdoor Pool	1 permanent restroom
3 softball diamonds	14 benches
2 lighted basketball courts	2 volleyball courts (lighted)
1 acre child play area	9-hole golf course
Concession stand	1627' trail for walking,
1 acre field sports	biking, jogging
1 football field	

Comments: Designed to serve minority and youth population. Minor rehabilitation needed - rehab pool scum gutters, need shelters

b. Washington/R-70, 2801 E. 30th St.

Statistics

153.4 acres	2 port-o-let facilities
246 parking spaces	3 shelters
7 baseball and/or softball diamonds	4 benches
4 basketball courts	9 tennis courts
2 acres child's play area	1 volleyball court
5 acres sports field	Zoo
8 horseshoe courts	1378' of walking trails
59 acres open and wooded space	Serves minority and youth population
2 acres picnic area	

Comments: Minor rehabilitation needed, vandalism problems

Washington Park is currently the site of the Indianapolis Zoo, which will be relocating to the White River State Park in 1987. Hence, a new master plan is being developed for this park. The facilities listed above are those currently in place.

Douglas and Washington Park both contain a community center, which is designed to provide public indoor leisure facilities and programs at a reasonable cost for several neighborhoods. They also serve as meeting facilities for community or neighborhood social gatherings and other public functions.

Douglas Community Center offers several programs for the area youth, but the facility itself needs major rehabilitation, painting and landscaping.

Washington Park Community Center is closed, and reuse of this facility should be a component of the Washington Park Master Plan being developed.

2. Neighborhood Parks are designed to provide limited types of recreation for the entire family and/or special groups within reasonable walking and biking distance. They should have both intensive use facilities and shaded areas for passive recreation. There is one neighborhood park in Orchard-Keystone.

Beckwith Park, 2302 E. 30th St.

Statistics

4.5 acres
1 picnic table
.4 acres child's play area
1 acre sports fields

1 tennis court
2 basketball courts
1 tennis court
Designed to serve
minority and youth
population

Remarks - repair shelter, improve ball fields, landscape park

3. Sub-neighborhood Parks are designed to provide specific recreation space to areas of the city not adequately served by other recreation facilities. Character may be intensive or passive, but low maintenance is essential. There are three sub-neighborhood parks that serve the Orchard-Keystone neighborhood.

- a. Civic Park, 34th & Hovey
- b. 30th & Fall Creek Park, 30th & Fall Creek
- c. Acorn Park, 3300 Sutherland Avenue

Another recreational facility in the Orchard-Keystone area is the Wheeler Boys Club, located at 2310 E. 30th St. This facility is sponsored by the Boys' Club of Indianapolis and the United Way and is open to any boy between the ages of 6-18 for a slight fee. Following is a list of the program areas offered:

- | | |
|------------------------------|-----------------------|
| 1. Arts & Crafts | 4. Counseling |
| 2. Learning Center | 5. Physical Education |
| 3. Games & Social Recreation | 6. Aquatics. |

- I. Social Services and Community Facilities (See map #14 - Public & Institutional Facilities)

As is true of every other Indianapolis neighborhood, Orchard-Keystone is a recipient of City of Indianapolis public services. These public services include police and fire protection, trash pick-up and snow removal, schools, parks, etc. The area is also served by the Forest Manor Multi-Service Center, one of nine community centers in Indianapolis that is managed by Community Centers of Indianapolis. The purpose of this sub-section is to provide details of selected public and social services.

1. Social Services

a. Forest Manor Multi-Service Center
2957 East 38th Street
545-1204
Contact: Carol Smith

Boundaries - Service Area

North - 56th Street
South - 21st Street
East - County Line Road
West - Fall Creek

Services

Food Stamp Recertification
Income Tax Assistance
Counseling - Housing, Employment, Family, Teen Pregnancy
Project Safe - heating assistance
Tutoring
Emergency Food and Clothing
Summer 4-H, recreation programs for youth
Summer adult recreation
Senior health clinic - education and screening
Information & Referral
Paint-up/Fix-up

b. St. Peter Claver Center
3110 Sutherland Avenue
926-1371

St. Peter Claver Center is a community center whose primary emphasis is on alcohol and drug counseling. They also provide emergency food, two lunches/week for the elderly, and run a nursery. Approximately 60 social clubs are registered at the Center, which allows them to use their facilities for meetings and events. It is funded by the St. Peter Claver Charities of Indianapolis, a private organization.

2. Public Services

a. Schools

The neighborhood is divided into several school districts at the elementary, junior high, and high school level.

Elementary school students may belong to one of 7 school districts two of whose schools are located in the neighborhood:

- #69 - on the northeast corner of 34th and Keystone
- #110 - on the northwest corner of 30th and Orchard.

Junior high school students may be assigned to one of four school districts, none of whose school is directly in the neighborhood.

High school students may attend one of three high schools, depending on the district in which they live. These high schools are:

- 1. Arsenal Technical High School - 1500 E. Michigan
- 2. T. C. Howe High School - 4900 Julian Avenue
- 3. Crispus Attucks High School.- 1140 N. West Street

None of these high schools are in the immediate neighborhood.

b. Libraries

The Orchard-Keystone neighborhood does not have a branch library within its boundaries, but is instead served by the bookmobile and two eastside libraries that are in the vicinity of the neighborhood. These branch libraries are:

- 1. Brightwood Branch Library
2435 North Sherman Drive
- 2. Emerson Branch Library
3642 North Emerson Drive

c. Public Safety

Fire station #22, in the 3000 block of Martindale Avenue, adequately serves the neighborhood.

- Police Protection

Although police patrol the area, the incidence of crime in the neighborhood is a major concern of the residents. This concern seems to be justified, for although the population of the Orchard-Keystone area represents 1.04% of the Marion County total and the land area of Orchard-Keystone is only 2.36% of the Marion County total, the percentage of crime in the area varies from 1.7% to 4.9% of Marion County totals, depending on the category. The following chart shows the number of crimes reported in the Orchard-Keystone neighborhood for 1980 and 1984.

Orchard-Keystone Crime Statistics

Crime	Orch.-Key. 1980	% of Marion Co. Total	Marion Co. Crime Stats (1980)	Orch.-Key. 1984	% of Marion Co. Total	Marion Co. Crime Stats (1984)	%Change in Neighbrhd. figures
All Crime	1346	3.0	44,007	1063	2.9	36,720	-21.1
Burglary	426	4.2	10,097	352	3.7	9,312	- 7.2
Stolen Vehicles	93	2.5	3,743	81	3.0	2,735	-13.0
Robbery	97	4.7	2,051	84	4.9	1,722	-13.5
Vehicle Related Larcenies	182	2.0	9,232	124	1.7	7,111	-31.6
Vandalism	170	2.5	6,717	153	3.3	4,633	-10.0
Rapes	19	4.8	396	10	2.7	374	-48
Purse Grabs	8	2.9	277	5	4.1	120	-37

As is true nationwide, the incidence of crime in both Marion County and the Orchard-Keystone neighborhood has declined. Despite this trend, the percentage of crime occurring in the Orchard-Keystone neighborhood remains high.

Residents of the area are doing what they can to protect themselves. Security doors are commonly found in the neighborhood, and 25 Crime Watch programs in 11 different streets are on file in the Crime Watch office. Crime Watch officials report the organizations have been effective in reducing crime in those areas.

- Public Transportation

Two public transportation routes currently serve the Orchard-Keystone neighborhood. They are:

- #2 - Central - which runs from downtown to Pineneedle Court Apartments on 42nd Street.
- #26 - Crosstown - which runs from Veterans Hospital to Eastgate Shopping Center

d. Public Health

Marion County Hospital facilities are available to neighborhood residents at: Community Hospital of Indianapolis 1500 North Ritter Road

Other medical facilities open to area residents include two public health facilities and other clinics.

- Public Health Facilities

Midtown District Health Office	Northeast District Health Office
524 East 16th Street	6042 East 21st Street
927-5928	352-1871

- Non-profit clinic

Citizen's Health Center
1650 North College Avenue
924-6351

- Other nearby facilities

Eastside Medical Center
5941 East 30th Street
547-9431

Winona Memorial Hospital
3232 North Meridian St.
924-3392

SECTION IV - ORCHARD-KEYSTONE SURVEY HIGHLIGHTS

A. Methodology

On March 2, 1985, 30 volunteers from the Orchard-Keystone Neighborhood, led by a group of 12 boys from the Wheeler Boys Club, hand-delivered neighborhood surveys (see Appendix) to every dwelling unit in the area. The purpose of the survey was to allow the entire neighborhood to have input into the planning process and identify neighborhood problems. Volunteers were instructed how and where to place the surveys, which were color-coded for the following subareas: (See map #15 - Survey Subareas)

1. Northeast (NE) 34th to 38th, Sutherland to Keystone
2. Northwest (NW) 34th to 38th, Keystone to Parker
3. Crosstown 30th to 33rd, Sutherland to RR Tracks
4. Central 30th to 34th, Martindale to George Washington Park
5. Apartments Apartment Complexes in area:
 - a. Orchard Park Apts.
 - b. Blackburn Terrace Apts.
 - c. Baltimore Apts.

Altogether, 2400 surveys were distributed and 220 were completed and returned for a response rate of 9.16%. The breakdown by subarea is as follows:

	<u>No. Distributed</u>	<u>No. Returned</u>	<u>%</u>
Northeast	500	47	9.4
Northwest	450	46	10.2
Crosstown	215	20	9.3
Central	935	98	10.5
Apartments	<u>300</u>	<u>9</u>	<u>3.0</u>
	2400	220	9.16

Following are highlights from the survey. (A copy of the survey and complete survey results may be found in Appendices B, C, & D.)

B. Demographics

Over eighty-five percent of the survey respondents indicated they lived in a single-family home, and nearly 11% live in two-family residences. Crosstown reported the highest incidence of two-family residences. No apartments were reported other than by the apartment complex residents. Eighty-two percent own their homes, a little less than the census data for the area, which indicates 89.8% own their homes. Ownership is especially high in the central, northeast, and northwest subareas.

Over 70% of the survey respondents have resided in the neighborhood over 11 years, and over half pay a monthly rent or mortgage payment of between \$100.00-\$199.00. Responses from the subsidized apartments, of course, indicated a monthly rent payment of less than \$100.00

Almost 50% are married, with over 50% of these replying they had children. Nineteen percent are divorced; 78% of these divorcees have children. Twenty-two percent are single; 38% of these singles have children.

Eighty percent of the households have 1, 2, or 3 people. Crosstown had the greatest proportion of 1-person households (36.8%) and approximately 43% of the respondents from the NE, NW and Central subareas reported they had 2 person households. Apartment dwellers were the only group to report larger households: 50% of the apartment dwellers said they had households of 4-5.

Income distribution tended to be on the low end of the spectrum, with over 50% earning less than \$15,000.00 per year. Another 30% earned between \$15,000-\$30,000 per year. Income was not found to vary with location but those who indicated they were employed full-time did have higher incomes. Major sources of income included "Employed Full-Time" (52.1%), "Social Security" (33.9%), "Retirement Benefits" (23.8%) and "Employed Part-Time" (14.6%). AFDC payments, received by only 5.1% of the survey respondents overall, were received by 44% of the apartment dwellers. Sixty percent indicated 1 member of the household worked for this income; half that many replied 2 household members worked outside. Households with 2 or more people working tended to be in the upper income ranges.

The level of education achieved by the survey respondents is also greater than the area as a whole. Almost 30.0% indicated they graduated from high school, (1980 census data indicates only 16% of the area received a high school diploma) and over one-quarter replied they had some college. Two-thirds of the apartment dwellers are high school graduates, and roughly 40% of the residents from other subareas have at least "some college."

C. Crime

The incidence of crime was an issue of paramount importance to the survey respondents: eighty-six percent indicated they were "very concerned" about crime in the neighborhood, with the remaining 14% "somewhat concerned." Approximately 1/3 replied they had been the victim of a property crime the past 5 years, another 10% indicated they were victims of crimes against their person. When asked to identify areas in the neighborhood they felt were more dangerous than others, Washington Park and Blackburn Terrace were most mentioned. A complete listing of "dangerous areas" may be found in Appendix C.

Two-thirds indicated they felt the Crime Watch program was effective in helping reduce crime and over 66% felt increased participation would make it even better. Seventy-five percent felt increased police patrol would reduce the crime problem.

D. Housing

A series of questions asked what type of repairs needed to be done on their dwelling units. The most pressing areas of need identified were:

<u>Improvement</u>	<u>Minor Work Needed</u>	<u>Major Work Needed</u>
Storm Window/Door Repair	35.6%	25.4%
Insulation Repair	33.3%	27.8%
Carpentry Repair	34.3%	13.7%
Plumbing Repair	36.1%	12.0%

Repairs to heating systems were also reported to be needed among residents of Crosstown and the apartment complexes. Renters were found to be more concerned about these improvements than home owners. When asked to rate the condition of housing units on their block, 34% replied they were in "Good Condition". This rating was especially prevalent in the NE. Sixty-seven percent indicated they felt most of the units on their block "Need Minor Repairs." Although only 1.9% overall felt the housing was in "Very Poor Condition," 15% of the respondents from Crosstown felt this way.

A second series of questions asked about housing issues in the neighborhood. The following issues were perceived to be of at least "moderate" concern to at least 50.0% of the respondents answering the question:

	<u>Moderate Problem</u>	<u>Serious Problem</u>
Deteriorating Garages	41.5%	29.3%
Auto Storage	40.9%	27.9%
Deteriorating Housing	35.5%	28.3% (esp. in Crosstown)
Mixture of Single and Multi-Family Homes	40.0%	11.0% (esp. in the NW and the apartments)
Mixture of Homes and Businesses	34.0%	17.7%

Respondents on fixed incomes evidenced more concern about these issues than others.

A question about problem vacant structures resulted in the identification of several vacant houses and garages in various states of disrepair. A complete listing may be found in Appendix C.

E. Parks and Recreation

Use of neighborhood park and recreational facilities by neighborhood residents is low. The following chart shows responses to the question: How often do you use the following recreational facilities?

	<u>Never</u>	<u>Seldom</u>	<u>Often</u>
Beckwith Park	72.1%	21.3%	6.6%
Civic Park	80.5%	15.5%	4.0%
Acorn Park	80.8%	15.1%	4.1%
Douglas Park	51.9%	34.2%	13.9%
Washington Park	46.1%	40.3%	13.6%
Wheeler Boys Club	66.9%	23.3%	9.4%

Douglas and Washington Park are most used by the neighborhood, (especially by families with children) followed by the Wheeler Boys Club. However, changes in programming and facilities were recommended by between 10-20% of the respondents for all the park areas. Most of those who volunteered suggestions also indicated they used the facilities they were recommending changes for. A complete list of these recommendations may be found in the Appendix C.

A question concerning possible reuses of Washington Park after the Zoo relocates generated the following "strongly favored" results.

- | | |
|-------------------------------------|--|
| 1. Educ. Tutoring | 63.9% (esp. NE, Crosstown, and Apartments) |
| 2. Sr. Citizens Ctr. | 60.6% |
| 3. Recreation Center | 48.9% |
| 4. Arts & Crafts Area | 46.7% (esp. NE and Apartments) |
| 5. Theatre/Audit. | 45.8% |
| 6. Indoor Pool | 44.8% |
| 7. Close Dearborn to reduce traffic | 41.5% |

Survey respondents who indicated they currently used Washington Park generated a slightly different "favored" list, which follows:

- | | |
|-------------------------|-------|
| 1. Recreation Center | 49.6% |
| 2. Theatre/Auditorium | 44.9% |
| 3. Indoor Pool | 43.5% |
| 4. Bowling Alley | 38.6% |
| 5. Sports Training Area | 36.8% |
| 6. Skating Rink | 35.0% |

F. Public Services

A section of questions focused on the deficiencies of the public service delivery system in the neighborhood. The following were identified by at least 40% of the survey respondents as a "serious" problem.

1. Youth Summer Jobs	78.2%
2. Youth Recreation	70.0%
3. Snow Removal	69.0% (esp. those in income range of \$35,000 and up)
4. Storm Sewer Main.	55.5%
5. Library Service	45.2%
6. Sr. Citizens Services	42.4%
7. Street Lighting	40.1%

Trash collection was identified as a problem by Crosstown. Police response was identified as a problem by those in upper income ranges.

Respondents evidenced concern about residents at either end of the age spectrum--youth and senior citizens. Although youth recreation is something that can be addressed by the public sector, the lack of summer jobs for youth is something that can only be indirectly addressed by the government.

G. Transportation

A separate section dealt with transportation concerns in the neighborhood. Questions asked focused on means of transportation, areas of needed improvement and Keystone Avenue. Eighty-five percent of the survey respondents said a car was their primary means of transportation; another 14% relied on the bus. Renters were found to use public transportation more than home owners.

Several transportation-related improvements were deemed to be necessary, especially by residents of Crosstown. The following chart highlights these improvements--please refer to Appendix C for specific locations mentioned.

1. Additional Cross Walks	12.4%
2. Additional Traffic Lights	18.3%
1. Chuckhole Repair	38.5%
2. Street Resurfacing	45.4%
1. Replace Curbs	21.6%
2. Replace Sidewalks	23.9%
3. New Sidewalks	40.2%

The proposed widening of Keystone Avenue is a controversial issue in the area, but one that survey respondents endorsed. (as the following chart shows.)

	Not Needed	Somewhat Needed	Very Needed
Widen Keystone & 30th St.	28.7%	22.4%	48.3%
Widen Keystone & 34th St.	41.1%	24.1%	34.0%
Widen Keystone & 38th St.	17.8%	11.8%	69.7%
Widen Keystone, 30th-38th Sts.	31.5%	19.6%	48.3%

Comments both for and against the widening of Keystone Avenue were received, and may be found in Appendix C as may a listing of intersections deemed "dangerous" because of a needed transportation improvement.

H. Commercial

The last section of the survey asked about the commercial facilities in the neighborhood. Almost 80% of the survey respondents felt a need for additional stores and shops, while only 40% indicated they currently patronize neighborhood shops "often" or "very often." Respondents in the apartments, Crosstown, and the NE perceived the greatest need for new business establishments.

When asked what new businesses are most needed in the neighborhood, a "grocery store" was the 1st choice with 46% of the respondents and a "drug store" was the 2nd choice with 19.5% of the survey respondents.

Commercial development issues felt to be of a "moderate" or "serious" nature by at least 60% of the survey respondents are as follows:

	<u>Moderate Problem</u>	<u>Serious Problem</u>
1. Loitering	22.2%	60.5%
2. Vacant Stores	17.5%	48.9%
3. Landscaping	27.6%	38.8%
4. Property Maintenance	34.4%	31.8%
5. Exterior Appearance	40.7%	28.6%
6. Off-Street Parking	31.9%	28.1%

The appearance of the commercial establishments and the existence of vacant stores were found to be most problematic by respondents in the NE and NW subareas, possibly because they are closest to 38th Street and the commercial nodes on Keystone.

SECTION V - ASSETS, LIABILITIES AND IMPROVEMENTS NEEDED

The following list of assets, liabilities and improvements needed was compiled following the evaluation of the existing conditions in Section II and the survey results. Assets represent "strengths" of the neighborhood that should be capitalized upon; Liabilities, the weaknesses that should be eliminated or reduced. The Improvements Needed section specifies activities or projects that should be undertaken to improve the neighborhood.

The identification of these Assets, Liabilities and Improvements Needed is a value-laden process, and was done in conjunction with the Orchard-Keystone planning committee. It is important because it forces residents to think critically about the area and define ways they feel it could be improved.

These Assets, Liabilities and Improvements Needed then provide the framework for the goals, objectives and action plan that follows.

A. Land Use, Building Conditions, Zoning

Assets

- Most buildings are in sound condition or experiencing only minor deterioration.
- The predominant land use in the neighborhood is residential, which is appropriate for an inner-city neighborhood.
- Commercial and industrial uses are present in the neighborhood, providing a source of employment for some neighborhood residents.
- Parks and schools in the neighborhood provide green space in an otherwise densely developed area.
- In most instances, the area is zoned properly.

Liabilities

- Areas exist where residential uses abut industrial and commercial structures with no landscaping or buffering in between.
- There are a number of disparities between the zoning and land use in the area.
- Vacant commercial and residential structures are located throughout the neighborhood.
- The conversion of single-family homes to multi-family use has resulted in deteriorated structures and an overcrowded area.

Improvements Needed

- Uses need to be found for appropriately located vacant commercial structures in the area and residents for the vacant housing units.
- Development standards should be enforced as new tenants move into the existing or new commercial or industrial structures.
- Zoning problems should be corrected via the imposition of correct zoning classifications.

B. Housing and Residential Environment

Assets

- Large percentage of owner-occupied housing.
- Large percent of residents indicate long term commitment to neighborhood.
- Neighborhood still has a large percent of single-family homes.
- Most housing units in sound condition.
- Vacancy rate lower than average for Center Township.

Liabilities

- Approximately 25% of the housing is experiencing minor deterioration.
- Vacant residences in various states of disrepair are scattered throughout the neighborhood.
- Auto storage lots and other industrial uses exist in the neighborhood residential areas.
- Conversion of single-family dwellings to multi-family structures in some areas has resulted in overcrowding.

Improvements Needed

- Vacant structures should be boarded up or demolished, depending on their condition.
- Owners or tenants should be found for the vacant residential units that are in sound condition.
- Individual residents and neighborhood organizations should apply for housing improvement money available from the City.
- Illegal or non-conforming uses found in residential areas should relocate.

C. Commercial

Assets

- The Opportunities Industrial Center Community Revitalization Program exists to stimulate the area's commercial sector
- Convenience food marts and other smaller retail establishments are located in the area.

Liabilities

- Many of the existing commercial establishments are not intended to serve residents' needs.
- Parking is insufficient in some commercial areas.
- Existing commercial establishments are in a state of disrepair.
- Loitering around existing businesses drives potential customers away.

Improvements Needed

- Vacant stores should be boarded up, demolished or renovated, depending on the condition and appropriateness.
- Tenants or owners should be found for the viable vacant commercial buildings.
- Local police should supplement merchants' efforts to discourage loitering.
- OIC-CR should continue its efforts to revitalize the area.
- Merchants organizations should be formed in the areas recommended for commercial development.
- The merchants' organization should apply for Community Development Third Party Contract money designated to revitalize declining commercial areas.

D. Transportation

Assets

- There is a good thoroughfare system throughout the neighborhood.
- Proposed improvements to Keystone Avenue will make the transportation system more safe and efficient for neighborhood and city residents.

Liabilities

- Sidewalks and curbs are in disrepair or non-existent in sections of the area.
- Street condition is poor especially in the northwest corner of the neighborhood.

Improvements Needed

- Streets, sidewalks and curbs should be repaired or replaced where indicated by the neighborhood.
- Improvements to Keystone Avenue corridor should be made.
- Streets and alleys should be cleaned of debris and snow on a timely basis.
- Dangerous intersections identified by the neighborhood should be investigated and the appropriate treatment applied.

E. Public and Social Services

1. Social Services

Assets

- Forest Manor Multi-Service Center provides social services for the area.
- The St. Peter Claver Center provides a convenient meeting location for the social clubs in the neighborhood and also provides services for the elderly, indigent and children.

Liabilities

- Residents are not generally aware that they are included in Forest Manor Multi-Service Center's service area.
- Services for youth and senior citizens are perceived as inadequate to meet the neighborhood's needs.

Improvements Needed

- Forest Manor Multi-Service Center needs to publicize the fact its services are available to residents of the Orchard-Keystone neighborhood.
- The perceived need for senior citizen and youth services should be addressed by Forest Manor Multi-Service Center.

2. Public Services

Assets

- Neighborhood concerned about incidence of crime
- Crime Watch programs that exist in area perceived to be effective.
- Police patrol area and response time is good.
- Area served by fire station #22.
- The neighborhood is served adequately by east-west public transportation routes.
- The area receives the services of Marion County hospitals, school system, and library facilities.

Liabilities

- Several areas of the neighborhood are perceived as dangerous.
- Loitering is a problem in and around commercial establishments.
- Vacant buildings exist that pose hazards to the area's residents.
- Trash pick-up was felt to be problematic by the residents.
- Park usage by the neighborhood, especially the smaller ones, is low.
- All park areas are perceived to be lacking supervision and security.
- The area is divided into several different school districts, a fact that hinders the development of neighborhood cohesiveness.
- The area lacks north-south public transportation routes that would give residents access to retail facilities not immediately in the neighborhood.
- Street and alley lighting was identified by neighborhood residents as a problem.
- Storm sewer maintenance was identified as a problem by over 50% of the survey respondents.

Improvements Needed

- More Crime Watch programs and more resident involvement where Crime Watch programs now exist.
- Street lighting should be improved where indicated.
- Vacant buildings should be boarded up, demolished, or renovated (where appropriate).
- Police patrol should be increased, especially around areas identified by residents as dangerous.
- Parks should be better maintained and supervised. The improvements in programming and facilities suggested should be considered by the Department of Parks and Recreation. DPR should consider the suggestions made by area residents in the redesign of Washington Park.
- A public transportation route that will give access to the retail facilities north of the neighborhood needs to be installed.
- DPR should make what improvements it has identified as necessary in parks in the neighborhood.
- Bookmobile locations and visits need to be better publicized in the neighborhood.
- Areas where street and alley lighting has been indicated in the survey as necessary should be investigated by IPL and the City DOT.
- Water lines need to be installed on 32nd Street between Orchard and Baltimore Avenues.

SECTION VI - GOALS AND OBJECTIVES

The definition of goals and objectives is an important part of the planning process, for it provides a focus for community action. The key questions to be answered are: "What kind of neighborhood is desired?", and "How can the neighborhood work together to reach this desired state?" Logically, the goals and objectives should build on the assets the community defined in the previous section, and seek to alleviate the liabilities. They also must relate consistently to the larger framework of City-wide goals and objectives.

In order to insure the importance and meaning of the words "goal" and "objective" are commonly understood, the following definitions are provided.

Goal: broad, ideal, and slow-to-change expression of community desires and aspirations. Goals are sufficiently abstract to encompass a consensus of most members of the community, and they are stated as directions or aims. Goals provide guidance in the planning process for developing standards and objectives, and for conducting planning inventories and analysis. Importantly, goals provide the impetus to action.

Objective: states specifically what is to be accomplished in furtherance of the goal. An objective is a point or level of attainment in the pursuit of a goal. Ideally expressed, objectives have two characteristics: they are measurable and they are attainable. To be measurable it is desirable that operational objectives state numerical amounts, distances, or dimensions; as this is not always possible it is often necessary to state relationships instead.

A. Land Use, Building Conditions, and Zoning

Goal -- To impose controls that will stimulate appropriate development in the neighborhood and eliminate incompatible land uses.

Objectives

- Stop commercial and industrial encroachment into residential areas.
- Encourage residents eligible for government sponsored restoration money to apply.
- Correct the zoning problems or inconsistencies that exist in areas of the neighborhood.

B. Housing and Residential Environment

Goal -- To make the Orchard-Keystone neighborhood a pleasant and desirable place to live.

Objectives

- Preserve the existing sound housing stock in the neighborhood.
- Repair sound yet deteriorated housing units through the paint-up/fix-up program, Section 312 loan program, and encourage rental rehabilitation.
- Work with local realtors to encourage quick reintroduction of vacant land and dwelling units back into the real estate market.
- Enforce City regulations against conversion or subdivision of housing units.
- Stop commercial and industrial encroachment into residential areas.
- Encourage residents to apply individually for Section 312 rehabilitation loans from the Division of Economic and Housing Development.
- Demolition of unsafe/unsound structures.

C. Commercial

Goal -- To make the existing commercial facilities economically viable and aesthetically attractive places to do business.

Objectives

- Work with realtors in the area to find new owners or tenants for the existing vacant commercial facilities.
- Encourage merchants in the area to collectively work on areas of common concern.
- Encourage the Opportunities Industrial Center Community Revitalization Program, designed to stimulate commercial investment in the area, to continue its involvement in the area.
- Establish Crime Watch programs in the commercial sectors of the neighborhood.
- Investigate what public money is available for commercial revitalization and apply for appropriate programs.

D. Transportation

Goal -- To encourage overall transportation system improvements, leading to improved efficiency, safety and accessibility within the neighborhood and to the remainder of the City/county.

Objectives

- Replace or provide new sidewalks and curbs in areas of the neighborhood where such activity is needed. (See Appendix)
- Maintain streets and alleys - repave areas that are in a deteriorated condition (see Appendix) and clean (or plow when necessary) on a regular basis.
- Repair or clean sewer lines in the area.
- Survey the locations where stop signs and traffic lights have been recommended (see Appendix) to determine whether traffic warrants them.
- Locations for crosswalks have been recommended. (See Appendix) These should be investigated to determine their need based on pedestrian and vehicular traffic.
- Intersections perceived to be dangerous have been listed. (See Appendix) These sites should be examined and appropriate action taken to eliminate what hazards exist.

E. Public and Social Services

1. Social Services

Goal -- To insure social services are provided to all neighborhood residents who need them.

Objectives

- Encourage Forest Manor Multi-Service Center to publicize the fact their service area includes the Orchard-Keystone neighborhood.
- Develop new or expand existing programs for youth and senior citizens in the neighborhood.

2. Public Services

- Goal
- To maintain a desirable level of public service delivery.
 - To make the Orchard-Keystone neighborhood safe and secure for residents and visitors.
 - To preserve and enhance park and recreational facilities and encourage their maximum usage and maintenance.
 - To encourage communication and coordination of existing, separate service providers in the neighborhood.

Objectives

- Work with DPR to correct the existing deficiencies in the parks' facilities and programming as identified by neighborhood residents and DPR.
- Encourage neighborhood residents to use the existing parks and recreational facilities.
- Support Indianapolis Police Department (IPD) and DPR efforts to make the parks a safe and secure recreational environment, including the establishment of an IPD riding stable in Washington Park.
- Ensure DPR work with neighborhood residents in developing a Washington Park Master Plan that reflects the area's needs and desires.
- Encourage the Wheeler Boys Club and the Forest Manor Multi-Service Center to be responsive to neighborhood suggestions and encourage neighborhood residents to utilize these facilities.
- Develop or expand Crime Watch programs throughout the area.
- Encourage continued police public relations, via the Officer Friendly and other programs.
- Encourage the police department to increase patrol in the areas perceived to be dangerous in the neighborhood. (See Appendix)
- Promote youth recreation and job programs as alternatives to delinquency.
- Work with the Unsafe Buildings staff of the Division of Development Services to monitor vacant commercial and residential buildings in the area.
- Work with the Department of Parks and Recreation (DPR) to secure and maintain park property in the neighborhood.
- Encourage IPS to work with parent groups to improve the quality of schooling for neighborhood youth.
- Work with Metro staff to investigate the possibility of a north-south bus route through the neighborhood.

SECTION VII - RECOMMENDED ACTION PLAN

The recommendations in this section are designed to facilitate the general goal of the Orchard-Keystone Plan, which is:

"To increase and then maintain the quality of life experienced by Orchard-Keystone residents."

They are arranged in the same categories found in the Goals and Objectives section and are designed so their implementation will result in the achievement of the goals and objectives. Their implementation will require the cooperation of many actors: City agencies, social service agencies, and neighborhood residents.

The following abbreviations are found in the chart under the "Actors" column:

City Agencies

DOP - Division of Planning
DDS - Division of Development Services
DOT - Department of Transportation
DEHD - Division of Economic and Housing Development
IPD - Indianapolis Police Department
DPR - Department of Parks and Recreation
DPW - Department of Public Works

Others

FMMSC - Forest Manor Multi-Service Center
OIC-CR - Opportunities Industrialization Center
Community Revitalization
NG - Neighborhood Group
P.O. - Private Owner
WBC - Wheeler Boys' Club

SECTION VII - RECOMMENDED ACTION PLAN

<u>Land Use, Building Conditions, and Zoning Recommendation</u>	<u>Actors</u>	<u>Target Completion Date</u>
Rezone the neighborhood as specified in the proposed zoning plan.	DOP/DDS	1986
Residential property owners should apply for Paint-up/Fix-up money available through Forest Manor Multi-Service Center.	FMMSC/P.O.	Ongoing
Areas recommended for industrial development on Martindale and Sutherland Avenue should be adequately landscaped to protect surrounding (to the east or west) residential property owners' investment and comfort.	P.O./ DDS	Ongoing
Isolated housing units located on Martindale and Sutherland Avenue should be removed to allow additional commercial and/or industrial development.	P.O.	1988
<u>Housing and Residential Environment Recommendation</u>	<u>Actors</u>	<u>Completion Date</u>
Housing units that have been identified as vacant should be boarded up to prevent vandalism.	P.O./DDS	Ongoing
Eligible property owners should apply for Section 312 rehabilitation loans available through DEHD.	P.O./DEHD	Ongoing
A neighborhood organization should be established to disseminate information of interest to the community	P.O.	1986

Housing and Residential Environment Recommendation (cont.)

	<u>Actors</u>	<u>Completion Date</u>
Landlords in the neighborhood should apply for rental rehabilitation money available through DEHD to make needed improvements to their units.	P.O./DEHD	Ongoing
Housing assistance should be concentrated in the area bounded by: 38th St. - N 34th St. - S Keystone - E Orchard - W	P.O./DEHD FMMSC	Ongoing
Dwellings in Crosstown that have been subdivided into several apartments should be reconverted to single-family use or the number of apartments reduced to a maximum of 3 per building.	P.O./DDS	1990 and beyond

Commercial Recommendations

	<u>Actors</u>	<u>Completion Date</u>
Business owners/managers in the neighborhood should organize to work on areas of common concern.	P.O.	1986
Commercial development should be restricted to sites identified in the neighborhood land-use plan at 30th, 34th, 38th and Keystone, and along 30th and 38th Street.		NA
The OIC-CR Board should apply for Commercial Revitalization money available from the City to complement the investment fund already established.	OIC/CR/ DEHD	1986 & beyond
Owners or tenants should be recruited to rehabilitate and utilize vacant commercial properties that are structurally sound.	Realtors/ OIC-CR/ NG	1987

<u>Commercial Recommendations (cont.)</u>	<u>Actors</u>	<u>Completion Date</u>
The vacant gas station on the corner of 30th and Sutherland should be boarded to preserve it until a productive reuse of the facility can be found; barring that it should be demolished.	DDS/PO	1986
Loitering around the commercial establishments should be discouraged by the owners/managers and enforced by IPD.	P.O./IPD	1985 & beyond
A technical assistance program for commercial needs - i.e., tax legal, management assistance - should be developed.	OIC-CR/NG	1986

<u>Transportation Recommendation</u>	<u>Actors</u>	<u>Completion Date</u>
The planned improvements to Keystone Avenue, once finalized, should be implemented.	DOT	1990
New sidewalks and curbs should be installed in locations specified by the neighborhood, beginning with areas of high pedestrian traffic in the commercial nodes and around the schools and other institutional uses. (See sidewalk improvements map [#16] and Appendix E for specific locations)	DOT/NG	1990
Intersections identified as dangerous by the residents in the survey should be investigated to determine what improvements are needed.	DOT/NG	1986
Locations of crosswalks, stop signs and traffic lights recommended by the neighborhood in the survey should be investigated and provided where appropriate.	DOT/NG	1986
Alleys and street maintenance (cleaning and snow removal) need to be better monitored.	DOT	Ongoing

<u>Transportation Recommendations (cont.)</u>	<u>Actors</u>	<u>Completion Date</u>
Sewer lines in the area need to be repaired and/or cleaned.	DPW	1986
Street improvements should be made in the neighborhood. Specific recommendations may be found in Appendix E and the street improvements map #17.		
<u>Public and Social Services Recommendations</u>	<u>Actors</u>	<u>Completion Date</u>
Forest Manor Multi-Service Center should publicize the social and recreational services it provides to Orchard-Keystone residents.	FMMSC	1986
The Crime Watch program in the area should be expanded to areas not currently organized.	IPD/NG	1986
Locations of crime reported by the neighborhood residents should be investigated and increased patrolling should be assigned where warranted.	IPD	Ongoing
Park improvements recommended by the residents should be investigated, whom should also work with IPD to increase the safety in the parks.	DPR/IPD	1986
The new master plan for Washington Park should be developed in accord with the neighborhood's needs.	DPR/NG	1986
The possibility of running a north-south bus route on Keystone Ave. which would provide access to sorely needed commercial establishments not located in the neighborhood, should be investigated.	Metro	1986
The locations and hours of the Bookmobile should be better publicized.	IPL	Ongoing

Public and Social Services
Recommendations (cont.)

	<u>Actors</u>	<u>Completion Date</u>
The Wheeler Boy's Club should publicize its programs and facilities to the neighborhood.	WBC	Ongoing
Trash pick-up efficiency and effectiveness should be evaluated, upgraded and maintained to City standards if found to be different.	DPW	1986
Water lines should be installed on 32nd Street between Baltimore and Orchard Avenues.	DEHD/ Indianapolis Water Company	1987



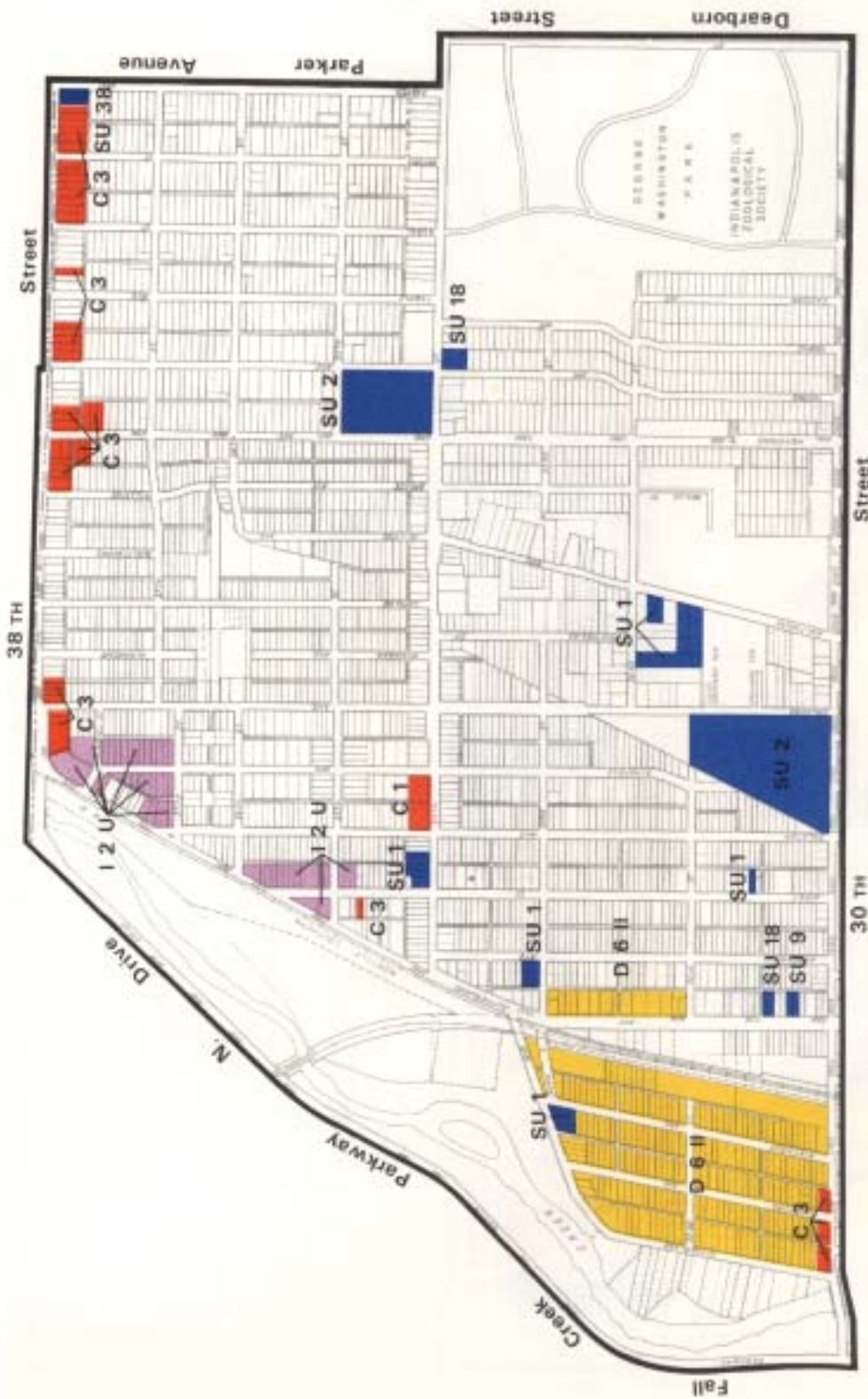
ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 7 / EXISTING ZONING



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April, 1986
 Department of Metropolitan Development
 Division of Planning
 Indianapolis-Marion County, Indiana



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

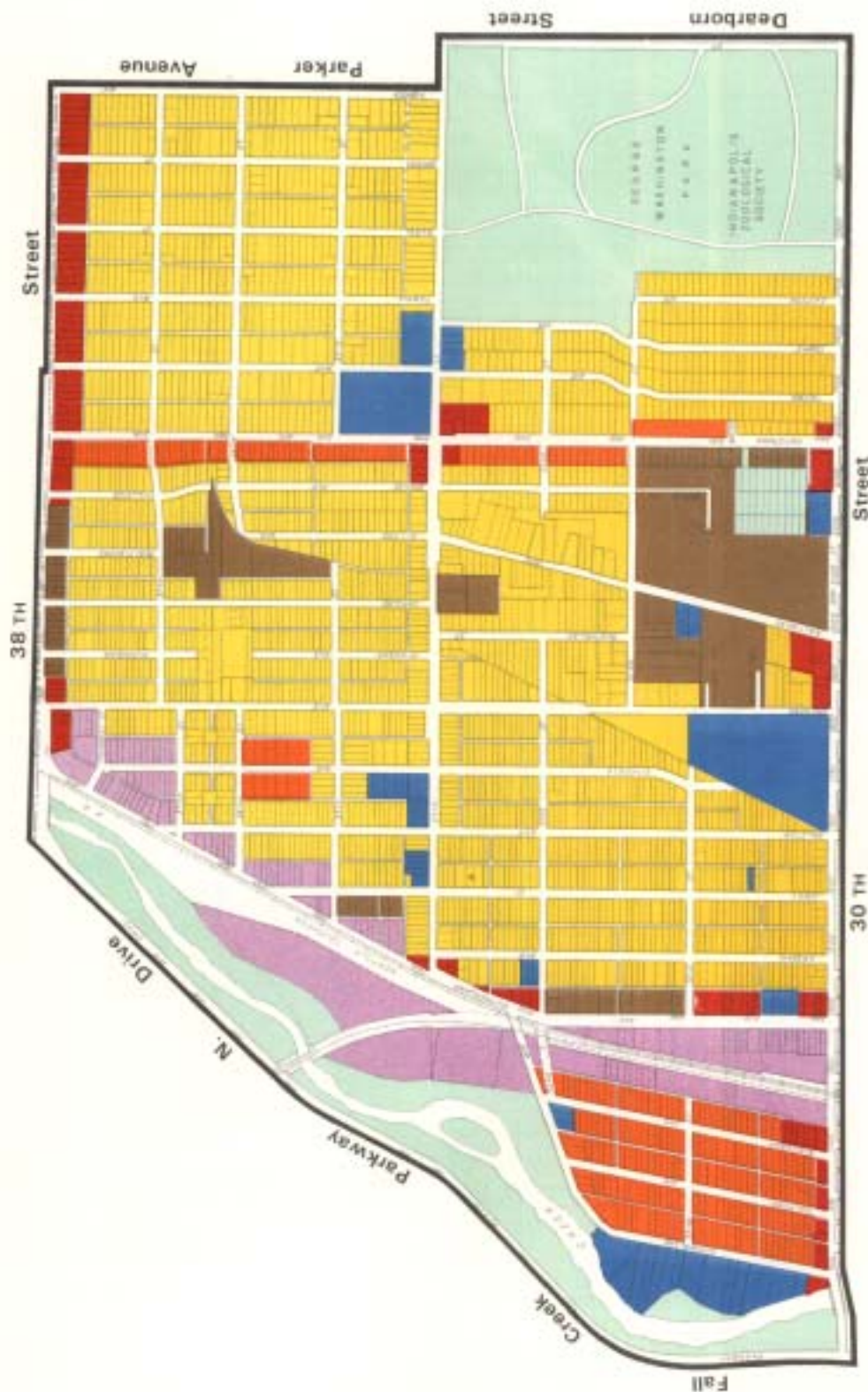
MAP 9 / ZONING CHANGES

RESIDENTIAL COMMERCIAL INDUSTRIAL SPECIAL USES



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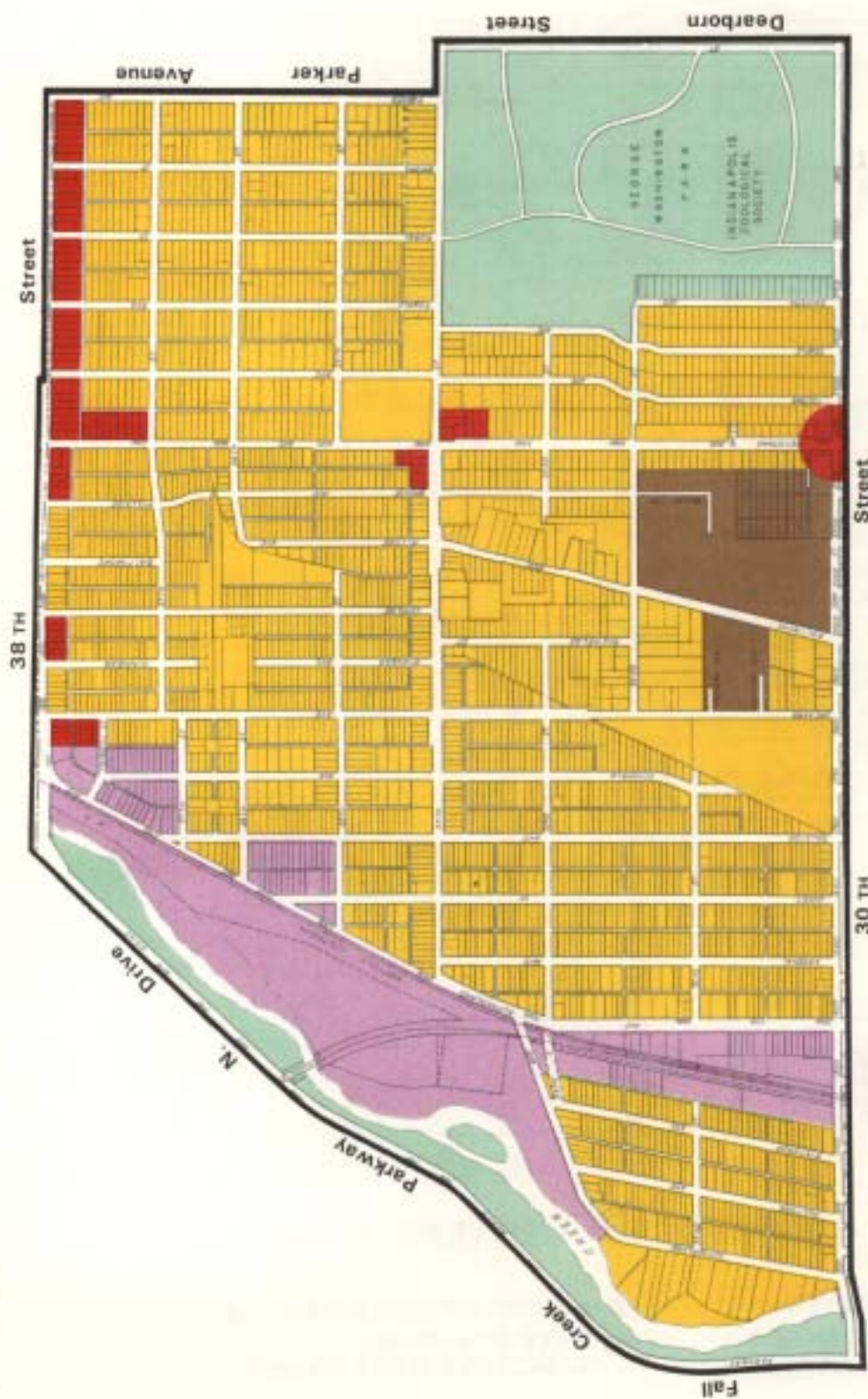
MAP 10 / LAND USE PLAN

- | | |
|--------------------|----------------------|
| RESIDENTIAL | COMMERCIAL |
| Single Family | INDUSTRIAL |
| 2 or 3 Family | PARKS / OPEN SPACE |
| Multi-Family | PUBLIC / SEMI-PUBLIC |



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ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

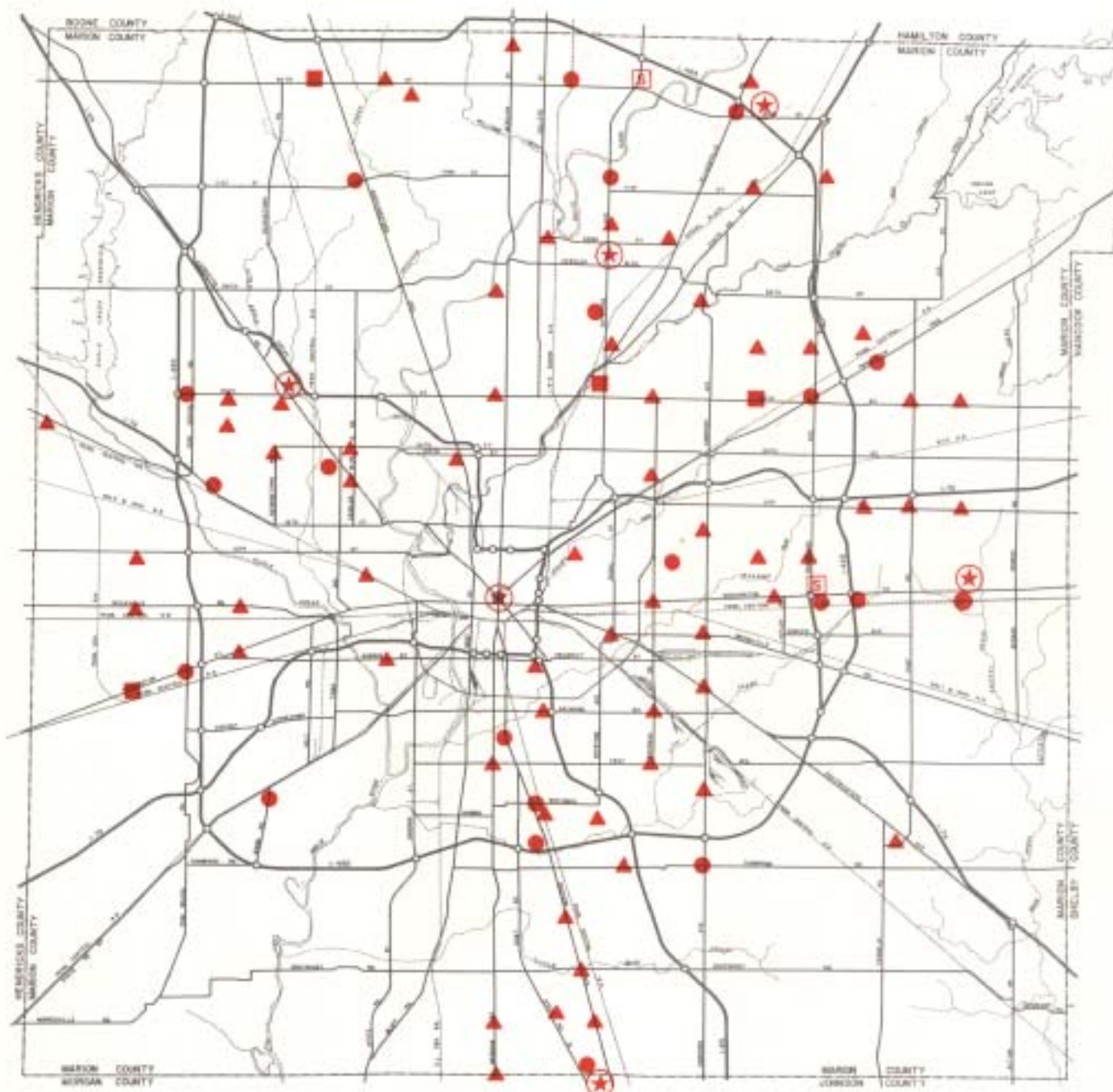
MAP 11 / COMPREHENSIVE PLAN

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Low Density	Cluster	Light
Medium Density	Commercial Center	MAJOR PARKS
		Existing



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MAP 12 / COMMERCIAL CENTERS, 1984

- ★ REGIONAL CENTER
- COMMUNITY CENTER
- SPECIALTY CENTER

- ▲ NEIGHBORHOOD CENTER
- FREE-STANDING DISCOUNT DEPT. STORE

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Department of Metropolitan Development
Division of Planning
Indianapolis Marion County, Indiana



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 13 / TRANSPORTATION PLAN

PRIMARY ARTERIAL
SECONDARY ARTERIAL



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April, 1986
Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 14 / PUBLIC AND INSTITUTIONAL FACILITIES

April, 1986
 Department of Metropolitan Development
 Division of Planning
 Indianapolis-Marion County, Indiana



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Households

Persons/Household	3.46	3.59	.03	3.21	-11.6
Total Households	2988	3269	9.4	3242	- 1.0

Income

Median Family Income	\$6481	\$8479	30.8	14298	68.6
----------------------	--------	--------	------	-------	------

Education

0-11 Years	3085	3431	11.2	2913	-15.1
High School	1563	1709	9.3	1761	3.0
1 Or More Years					
College	853	521	-39.0	632	21.3

ORCHARD-KEYSTONE NEIGHBORHOOD
1960, 1970, 1980 CENSUS DATA

The following information is for census tracts 3505, 3507 and 3508. While the boundaries of these census tracts are not coterminous with the boundaries of the Orchard-Keystone Neighborhood Plan Area, (Tract 3507 extends further east than the Orchard-Keystone area, to Forest Manor) it is believed this data provides a fairly representative picture of the area. This information was obtained from a Decennial Statistical Profile of Indianapolis-Marion County, published by the City of Indianapolis, Department of Metropolitan Development, Division of Planning in August 1984.

<u>General Demographics</u>	<u>1960</u>	<u>1970</u>	<u>% Change</u> 1960-1970	<u>1980</u>	<u>% Change</u> 1970-1980
Total Population	10239	11824	15.85	10494	-11.25
White	7397	1310	-82.3	418	-69.1
Black	2815	10458	271.4	10022	- 4.2
Male	5026	5551	10.5	4785	-13.8
Female	5213	6273	20.3	5709	- 9.0
<u>Age</u>					
Under 5	1390	1208	-13.1	948	-21.6
5-19	2724	4255	56.2	3304	-22.4
20-64	5515	5676	2.9	5392	- 5.1
65 & Over	610	685	12.29	850	24.1
<u>Marital Status</u>					
Single Males	568	948	66.9	1278	34.8
Married Males	2581	2312	-11.5	1492	-35.5
Divorced Males	53	125	135.8	275	120.0
Single Females	474	991	109.07	1337	34.9
Married Females	2641	2485	6.0	1490	40.1
Divorced Females	181	410	126.5	607	48.0
<u>Housing Units</u>	2988	3268	8.6	3242	.8
Owner-Occupied	2289	2234	-2.5	2080	-6.9
	(76.6%)	(68.3%)		(64.17%)	
Median Dollar Value		\$11330		\$21500	89.76
Renter-Occupied	699	1034	47.9	1162	12.4
Median Contract Rent		\$80.50		\$116.00	44.09

	<u>3505</u>	<u>3507</u>	<u>3508</u>	<u>Total</u>
Total Household				
Owner Occupied White	69	77	15	161
Owner Occupied Black	785	588	538	1,911
Renter - White	13	7	9	29
Renter - Black	368	183	573	1,124
Long Term Vacancies				
For Sale Over 6 Months	4	14	2	20
For Rent Over 2 Months	20	6	34	60
Boarded Up	13	13	22	48
No. Of Persons in				
Occupied Housing Units				
Which Lack Plumbing	40	41	12	93
No. Of Persons in				
Occupied Housing Units				
With More Than 1 Person				
Per Room Which Lack				
Plumbing	5	18	0	23

EducationPersons 25 Years and Over, Years of School Completed

Census Tracts	3505	3507	3508
<u>Total</u>			
Elementary (0-8 Yrs.)	508	361	409
High School			
1-3 Years	543	490	602
4 Years	729	466	566
College			
1-3 Years	235	115	172
4 or More Years	54	31	25
<u>White</u>			
Elementary (0-8 Yrs.)	O/NA	O/NA	O/NA
High School			
1-3 Years	O/NA	O/NA	O/NA
4 Years	O/NA	O/NA	O/NA
College			
1-3 Years	O/NA	O/NA	O/NA
4 or More Years	O/NA	O/NA	O/NA
<u>Black</u>			
Elementary (0-8 Yrs.)	480	311	396
High School			
1-3 Years	503	473	587
4 Years	663	421	552
College			
1-3 Years	204	91	167
4 or More Years	48	21	25

Income

Census Tracts	3505	3507	3508	<u>Average</u>
Characteristics				
Median Family Income	\$16,857	\$15,174	\$10,865	\$14,298
Mean Family Income	17,685	16,935	13,025	15,881
Mean White Income	O-NA	9,827	3,957	6,892
Mean Black Income	17,814	17,568	13,132	16,171
Median Household Income	16,056	13,006	10,654	13,238
Mean Household Income	16,726	15,671	12,515	14,970

Poverty - By Family				Total	Percent Of Total
Whites Above Poverty	O/NA	O/NA	O/NA		
Whites Below Poverty	O/NA	O/NA	O/NA		
Blacks Above Poverty	2,963	1,996	2,314	7,273	69.3
Blacks Below Poverty	754	586	1,325	2,665	25.4

Housing

Homes - Non-Condo				<u>Average</u>
Median Value	21,900	18,400	20,700	20,336
Mean Value	22,883	19,180	22,586	21,549
Rent				
Median	118	123	108	116
Mean	119	127	108	118

Occupied Housing Units	3,949	2,848	3,697	Total	Percent Of Total
Owner-Occupied	2,673	2,178	1,631	10,494	
Renter	1,239	623	2,066	6,482	61.2
Group Quarters	37	48	0	3,928	37.4
				85	1.4

Median Persons/Unit	2.79	2.87	2.81	<u>Average</u>
Mean Persons/Unit	3.14	3.25	3.25	2.82
				3.21

A P P E N D I X A

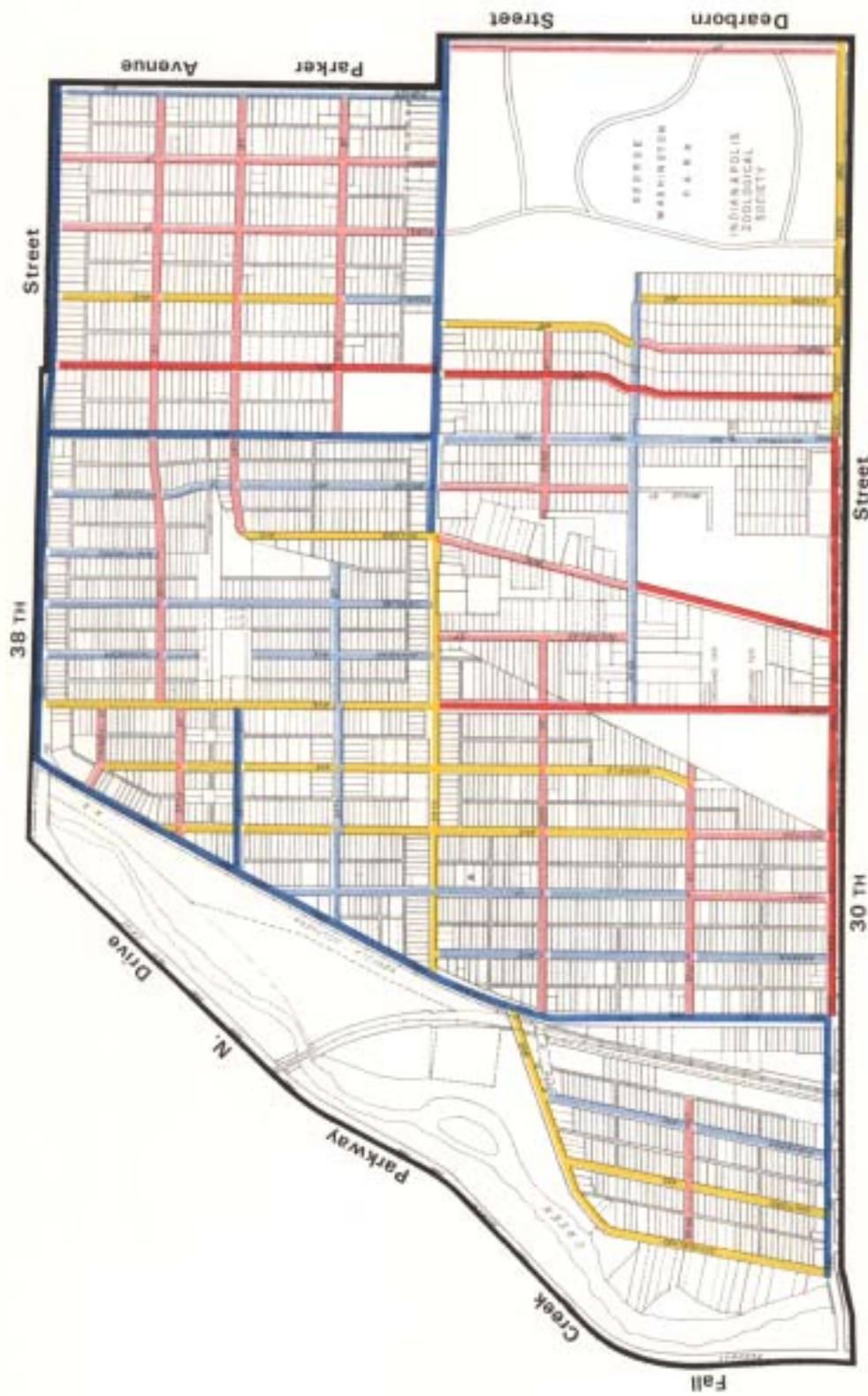
ORCHARD-KEYSTONE

1980 Census Data

Population

Census Tracts	3505	3507	3508	Total	Percent Of Total
Population	3,949	2,848	3,697	10,494	100.00
White	156	186	76	418	4.00
Black	3,757	2,654	3,611	10,022	95.5
Other	31	5	6	42	.5
Sex					
Female	2,123	1,514	1,625	5,262	50.0
Male	1,826	1,334	2,072	5,232	49.9
Persons in Families	3,949	2,848	3,697	10,494	100.0
Persons under 18	1,364	1,049	1,430	3,843	36.6
Persons over 62	305	258	287	850	8.0
Total Households (HH)	1,246	858	1,138	3,242	30.9
Male - 1 Person HH	104	68	79	251	7.7
Female - 1 Person HH	114	83	115	312	9.6
Married Couples	548	412	416	1,412	26.9
Males with No Spouse	56	40	39	135	9.5
Females with No Spouse	360	231	464	1,055	74.7
Persons Per HH	3.14	3.26	3.25	<u>Average</u> 3.21	
Persons Per Family	3.63	3.81	3.75	3.73	
Total Families	1,069	696	939	<u>Total</u> 2,704	
Families by Number of Workers in Family					
Zero Workers	109	97	167	373	13.8
1 Worker	408	173	352	933	34.5
2 or More	552	426	420	1,398	51.7
Mean Income by Number of Workers in Family				<u>Average</u>	
Zero	\$4,713	\$3,977	\$5,010	\$4,566	
1 Worker	12,908	12,397	8,932	11,412	
2 or More	23,777	21,729	19,643	21,716	

APPENDIX A



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 17 / STREET IMPROVEMENTS

- PRIORITY I
- PRIORITY II
- PRIORITY III
- PRIORITY IV
- PRIORITY V



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April, 1986
 Department of Metropolitan Development
 Division of Planning
 Indianapolis-Marion County, Indiana



ORCHARD/KEYSTONE NEIGHBORHOOD PLAN

MAP 16 / SIDEWALK IMPROVEMENTS

- PRIORITY I
- PRIORITY II
- PRIORITY III
- PRIORITY IV
- PRIORITY V

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 Department of Metropolitan Development
 Division of Planning
 Indianapolis-Marion County, Indiana

APPENDIX B

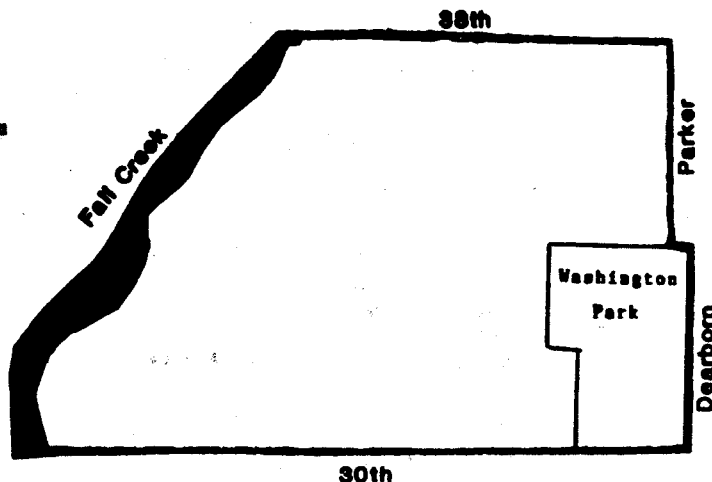
ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY

The following questionnaire has been developed by the Indianapolis Division of Planning and the Orchard-Keystone Planning Committee to help identify the strengths and weaknesses of the Orchard-Keystone Neighborhood. The information you provide will aid in the development of a plan for the future growth of the area that will be in the best interests of those who live and work in the neighborhood. Please complete the survey and mail it back to the Division of Planning within two weeks. Your assistance is greatly appreciated.

The survey is anonymous. No one will know your particular answers. If you have any questions concerning the survey, please call Maggie Mund at the Division of Planning, 236-5113.

Volunteers from the Wheeler Boys' Club and concerned citizens helped distribute the survey. Their assistance is greatly appreciated.

ORCHARD-KEYSTONE NEIGHBORHOOD



I. RESPONDENT CHARACTERISTICS

1. Type of House

- ☐ Single Family
☐ Double Family
☐ Apartment (3-8 units)
☐ Apartment (8+ units)

2. Do you:

- ☐ Own
☐ Rent

3. How long have you lived at your present location.

- ☐ Less than 1 year ☐ 6-10 years
☐ 1-2 years ☐ 11+ years
☐ 3-5 years

4. Monthly rent or mortgage payment

- ☐ Less than \$99 ☐ \$300-\$399
☐ \$100-\$199 ☐ \$400 or more
☐ \$200-\$299

5. Does this include utilities? (If yes, which ones?)

- ☐ Yes ☐ No
☐ gas
☐ electricity
☐ water

6. Are you? (please check one)

- ☐ Single without children
☐ Single with children
☐ Married without children
☐ Married with children
☐ Divorced without children
☐ Divorced with children
☐ Other _____

7. Number of people living in household: _____

8. Ages of people living in household. (Please put the number of people in your household in each age group on the blank.)

- | | | | |
|-------|-------|-------|-------|
| 0-5 | _____ | 25-34 | _____ |
| 6-13 | _____ | 35-44 | _____ |
| 14-18 | _____ | 45-64 | _____ |
| 19-24 | _____ | 65 + | _____ |

9. If you have handicapped persons in your household, how do you judge the availability of facilities for the handicapped in the neighborhood?

- ☐ Excellent ☐ Fair
☐ Good ☐ Poor

10. Yearly household before tax income:

☐ Less than \$9,999 ☐ \$25,000-29,999
☐ \$10,000-14,999 ☐ \$30,000-34,999
☐ \$15,000-19,999 ☐ \$35,000-39,999
☐ \$20,000-24,999 ☐ \$40,000 or more

11. What is the source of this income?
(check all that apply)

☐ Employed full time
☐ Employed part time
☐ Social Security Benefits
☐ SSI
☐ Veteran's Benefits
☐ AFDC
☐ Unemployment Comp.
☐ Retirement Benefits

How many people work in your household?

☐ 1 ☐ 2 ☐ 3 or more

12. Highest level of education in household.

☐ Grade school
☐ Some junior high
☐ Junior high school graduate
☐ Some high school
☐ Some vocational/technical training
☐ High school graduate
☐ Voc./tech. training graduate
☐ Some college
☐ College graduate
☐ Graduate school

II. CRIME

13. Have you been a victim of a crime within this neighborhood in the past year?

Against you/
 household member Against property
☐ Yes ☐ No ☐ Yes ☐ No

14. Have you been a victim of a crime in this neighborhood in the last 1-3 years?

Against you/
 household member Against property
☐ Yes ☐ No ☐ Yes ☐ No

15. Have you been a victim of a crime in the neighborhood in the last 4-5 years?

Against you/
 household member Against property
☐ Yes ☐ No ☐ Yes ☐ No

16. How concerned about crime in the neighborhood are you?

☐ very ☐ somewhat ☐ not at all

17. Are there areas you feel are more dangerous than others in the neighborhood?

☐ No
☐ Yes Location _____

18. What type of activities do you feel would help lessen the crime problem?

☐ Increased police patrol
☐ Crime watch program expansion
☐ Other _____

19. If you have a Crime Watch program in the area, do you feel the Crime Watch program has helped to stop crime in your block?

☐ Yes ☐ No

20. How could the Crime Watch program be improved?

☐ More neighborhood participation
☐ Increased funding
☐ Additional staff
☐ Wider publicity
☐ Other _____

II. HOUSING

21. Please rate the type of repairs or improvements that need to be done to your home. (Check all that apply.)

Work to be done	No work needed	Minor work needed	Major work needed
Plumbing			
Heating			
Carpentry			
Insulation			
Roofing			
Porch or Stairs			
Storm Windows,			
Doors			
Other			

22. How do you rate the physical condition of housing units in your block?

☐ Good condition (structurally sound)
☐ Needs minor repair (painting, small fix-up)
☐ Needs major repair (extensive roofing plumbing, etc.)
☐ Very poor condition (structurally unsound, cracked foundation, etc.)

Please indicate how serious you feel the following housing issues are in the neighborhood.

☐ No/Minor ☐ Moderate ☐ Serious

23. Conversion of single family homes to 2 or multi-family residences.

24. Mixture of single family and multi-family residences. _____
25. Deteriorating housing. _____
26. Mixture of residences and businesses. _____
27. Vacant housing. _____
28. Vacant lots. _____
29. Auto storage in residential areas. _____
30. Deteriorating garages/sheds. _____
31. Are there any vacant buildings in the neighborhood you feel should be torn down?
- ____ Yes Location _____
- ____ No _____

PARKS AND RECREATION

How often do members of your household make use of the following recreational facilities?

((A)-never; (B)-seldom; (C)-often

32. Beckwith Park (A) (B) (C)
33. Civic Park (A) (B) (C)
34. Acorn Park (A) (B) (C)
35. Douglas Park (A) (B) (C)
36. Washington Pk. (A) (B) (C)
37. Wheeler Boy's Club (A) (B) (C)

What improvements would members of your household like to see made at the following facilities?

Location	Improvement
38. Beckwith Pk.	_____
39. Civic Park	_____
40. Acorn Park	_____
41. Douglas Park	_____
42. Wheeler Boy's Club	_____
43. No improvements necessary	_____

What changes in programming would members of your household like to see made at the following facilities?

Location	Changes
44. Beckwith Pk.	_____

45. Civic Park _____
46. Acorn Park _____
47. Douglas Park _____
48. Wheeler Boy's Club _____
49. No changes necessary _____

The Indianapolis Zoo will move from Washington Park in 1987. Several suggestions have been made concerning uses and changes in the park after the Zoo moves. Please indicate how much you would support the following suggestions.

(1-Do Not Favor; 2-Moderately Favor; and 3-Strongly Favor)

USE

50. Recreation Center 1 2 3
51. Sports Training Area 1 2 3
52. Theatre, Auditorium 1 2 3
53. Riding Stable in Conjunction with IPD Horse Stable 1 2 3
54. IPD Roll Call Site 1 2 3
55. Miniature Golf 1 2 3
56. Senior Citizen Activities 1 2 3
57. Arts & Crafts 1 2 3
58. Educ./Tutoring 1 2 3
59. Amusement Park 1 2 3
60. Bowling Alley 1 2 3
61. Skating Rink 1 2 3
62. Sports Stadium 1 2 3
63. Childrens' Zoo 1 2 3
64. Indoor Pool 1 2 3
65. Indoor Basketball Court 1 2 3
66. Indoor Tennis Court 1 2 3
67. Close Dearborn to reduce traffic 1 2 3
68. Close Rural to reduce traffic 1 2 3
69. Other (please specify) _____

PUBLIC SERVICES

Please indicate how serious you feel the following public service issues are in the neighborhood.

(1-Minor Problem; 2-Moderate Problem; and 3-Serious Problem)

70. Police Response 1 2 3
71. Garbage/Trash Collection 1 2 3
72. Street Cleaning 1 2 3
73. Street Lighting 1 2 3
74. Snow Removal 1 2 3
75. Nearby Nursery Schools/Day Care Centers 1 2 3
76. Convenient Library Services 1 2 3
77. Branch Post Office 1 2 3
78. Maintained Storm Sewers/Drainage 1 2 3

79. Convenience of Location and Adequacy of Schools ☐1 ☐2 ☐3
 80. Adequacy of Services for Senior Citizens ☐1 ☐2 ☐3
 81. Youth Summer Jobs ☐1 ☐2 ☐3
 82. Youth Recreation ☐1 ☐2 ☐3

VI. TRANSPORTATION

83. What is your primary means of transportation?

☐ car ☐ bus ☐ walk ☐ taxi
☐ bicycle ☐ motorcycle
☐ other _____

In your opinion, is there a need for additional:

Yes Location

84. Traffic lights? _____
 85. Stop signs? _____
 86. Cross walks? _____
 87. School crossings? _____

Please indicate the type of street/alley improvements needed and the location.

Improvement Location

88. ☐ Resurfacing _____
 89. ☐ Chuckhole _____
 90. ☐ Other _____
 91. ☐ No improvement needed

Please indicate the type of sidewalk improvements needed and the location.

Improvement Location

92. ☐ Replace sidewalk _____
 93. ☐ Need sidewalk where none exists _____
 94. ☐ Replace curb _____
 95. ☐ No improvements needed.

The widening of Keystone Avenue in several locations is being considered. Please indicate how needed you feel the following suggestions are: (a) not needed; (b) somewhat needed; (c) very needed.

96. Widen Keystone & 30th (intersection) ☐ (a) ☐ (b) ☐ (c)

97. Widen Keystone & 34th (intersection) ☐ (a) ☐ (b) ☐ (c)

98. Widen Keystone & 38th (intersection) ☐ (a) ☐ (b) ☐ (c)

99. Widen Keystone, 30th - 38th St. ☐ (a) ☐ (b) ☐ (c)

100. Comments on widening of Keystone Avenue.

101. Are there any other (excluding Keystone Avenue) dangerous (high accident rate, blind, excessive speed, etc.) intersections in the neighborhood?

☐ Yes Location _____
☐ No

102. Do you use the bus service?

☐ Almost never ☐ About once a week
☐ About once/mo. ☐ More than twice/wk.

103. Is there bus service within 3 blocks of your house/apartment?

☐ Yes ☐ No

VII. COMMERCIAL

104. How often do you shop at neighborhood stores/shops?

☐ Very often (3+ times/week)
☐ Often (1-3 times/week)
☐ Occasionally (several times/month)
☐ Almost never

105. Do you feel there is a need for additional stores/shops in the neighborhood?

☐ Yes ☐ No

106. Where are you currently receiving medical/dental attention?

☐ in neighborhood
☐ within 1-2 miles of my home
☐ within 3-5 miles of my home
☐ 5+ miles from my home

107. What businesses would members of your household like to see in the neighborhood that are not already here? (grocery, drug store, etc.)

Please indicate how serious you feel the following issues are in the neighborhood regarding stores/offices?

(1-Minor Problem; 2-Moderate Problem; and 3-Serious Problem)

108. Property Maintenance ☐1 ☐2 ☐3
 109. Off-Street Parking for Shoppers ☐1 ☐2 ☐3
 110. Exterior Appearance of Stores ☐1 ☐2 ☐3
 111. Landscaping of Stores ☐1 ☐2 ☐3
 112. Vacant Stores ☐1 ☐2 ☐3
 113. Loitering Around Convenience Stores ☐1 ☐2 ☐3

That's it. Thanks for taking the time to complete the survey. Please fold it so the Business Reply panel is on the exterior and tape/staple it closed. Drop it in the mail and it will be delivered to the City at no cost to you.

APPENDIX C

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY RESULTS
2400 DISTRIBUTED - 220 RETURNED
9.16% RESPONSE RATE

<u>Questions</u>	<u>Overall</u>	
	No.	%
1. Type of house		
A. Single family	188	85.5
B. Double - family	23	10.4
C. Apt. - 3-8	7	3.2
D. Apt. 8+	2	0.9
Total	220	100.0
2. Do you own or rent		
A. Own	181	83.1
B. Rent	37	16.9
Total	218	100.0
3. Length at Present Location		
A. Less than 1 Yr.	8	3.6
B. 1-2 Yrs.	12	5.4
C. 3-5 Yrs.	17	7.8
D. 6-10 Yrs.	29	13.1
E. 11+ Yrs.	155	70.1
Total	221	100.0
4. Monthly rent or mortgage payment		
A. Less than \$ 99.00	25	14.9
B. \$100.00 - \$199.00	101	60.1
C. \$200.00 - \$299.00	33	19.6
D. \$300.00 - \$399.00	7	4.2
E. \$400.00 and Over	2	1.2
Total	168	100.0
5. Does this include utilities? Which ones?		
A. Yes	17	9.5
B. No	162	90.5
Total	179	100.0
C. Gas	1	4.6
D. Electricity	3	13.7
E. Water	2	9.0
F. All	16	72.7
Total	22	100.0
6. Which describes your family situation?		
A. Single w/o children	29	13.4
B. Single w/ children	18	8.3
C. Married w/o children	43	19.8
D. Married w/ children	60	27.7
E. Divorced w/o children	9	4.1
F. Divorced w/ children	33	15.2
G. Other	25	11.5
Total	217	100.0

QuestionsOverall
No. %

7. Number of People in Household

A. One	46	22.1
B. Two	82	39.4
C. Three	43	20.7
D. Four	16	7.7
E. Five	14	6.7
F. Six	7	3.4
Total	208	100.0

8. Ages of people living in households

("Yes" responses only)

A. People between 0-5	20	71.4
B. People between 6-13	26	74.3
C. People between 14-18	33	84.6
D. People between 19-24	29	85.3
E. People between 25-34	42	84.0
F. People between 35-44	40	88.9
G. People between 45-64	71	62.3
H. People 65+ and over	45	71.4

9. How do you judge handicapped facilities?

A. Excellent	3	4.9
B. Good	9	14.8
C. Fair	12	19.7
D. Poor	37	60.6
Total	61	100.0

10. What is your yearly pre-tax income?

A. Less than \$9999.00	54	26.5
B. \$10,000-\$14,999.00	46	22.5
C. \$15,000-\$19,999.00	26	12.7
D. \$20,000-\$24,999.00	18	8.8
E. \$25,000-\$29,999.00	21	10.3
F. \$30,000-\$34,999.00	17	8.3
G. \$35,000-\$39,999.00	13	6.5
H. \$40,000 and up	9	4.4
Total	204	100.0

11. What is the source of this income?

("Yes" responses only)

A. Employed full time	114	52.1
B. Employed part time	32	14.6
C. Social Security	74	33.9
D. SSI	6	2.8
E. Veteran's Benefits	9	4.1
F. AFDC	11	5.1
G. Unemployment Comp.	7	3.2
H. Retirement Benefits	51	23.8

No. of workers in household

A. One	98	62.1
B. Two	48	30.4
C. Three or more	12	7.5
Total	158	100.0

QuestionsOverall

No. %

12. Highest level of education in household		
A. Grade School	12	5.6
B. Some junior high	9	4.2
C. Junior high graduate	5	2.3
D. Some high school	18	8.3
E. Some voc/tech school	9	4.2
F. High school graduate	63	29.2
G. Voc/tech training graduate	14	6.5
H. Some college	57	26.3
I. College/grad school graduate	29	13.4
Total	216	100.0

CRIME

13. Crime victim in past year? ("Yes" responses only)		
A. Against person	18	9.8
B. Against property	46	25.3
14. Crime victim last 1-3 years? ("Yes" responses only)		
A. Against person	23	13.7
B. Against property	63	35.6
15. Crime victim last 3-5 years? ("Yes" responses only)		
A. Against person	24	15.5
B. Against property	48	30.0
16. How concerned about crime in the neighborhood are you?		
A. Very	190	86.4
B. Somewhat	30	13.6
C. Not at all	9	0.0
Total	220	100.0
17. Are some areas more dangerous than others?		
A. Yes	63	32.0
B. No	133	67.5
(See handout for specific locations)		
18. What would lessen crime problem?		
A. Increase police patrol	168	77.4
B. Expand crime watch	40	18.4
C. Other - see handout	9	4.2
Total	217	100.0
19. Does crime watch help reduce crime?		
A. Yes	93	66.0
B. No	48	34.0
Total	141	100.0

Questions

Overall
No. %

20. Ways to improve crime watch program?

("Yes" responses only)

A. Increase participation	145	65.9
B. Increase funding	41	18.6
C. Additional staff	27	12.3
D. Wider publicity	83	37.7
E. Other - see handout	16	7.5

HOUSING

21. Types of repairs that need to be done

1. Plumbing repairs

A. No work needed	56	51.9
B. Minor work needed	39	36.1
C. Major work needed	13	12.0
Total	108	100.0

2. Heating repairs

A. No work needed	66	71.0
B. Minor work needed	17	18.2
C. Major work needed	10	10.8
Total	93	100.0

3. Carpentry repairs

A. No work needed	53	52.0
B. Minor work needed	35	34.3
C. Major work needed	14	13.7
Total	102	100.0

4. Insulation repairs

A. No work needed	42	38.9
B. Minor work needed	36	33.3
C. Major work needed	30	27.8
Total	108	100.0

5. Roofing repairs

A. No work needed	61	65.6
B. Minor work needed	18	19.4
C. Major work needed	14	15.0
Total	93	100.0

6. Porch or stair repairs

A. No work needed	54	52.9
B. Minor work needed	32	31.4
C. Major work needed	16	15.7
Total	102	100.0

7. Storm window or door repairs

A. No work needed	46	39.0
B. Minor work needed	42	35.6
C. Major work needed	30	25.4
Total	118	100.0

QuestionsOverall

No. %

22. Rate condition of houses in block

A. Good condition	72	34.1
B. Need minor repairs	122	57.8
C. Need major repairs	13	6.2
D. Very poor condition	4	1.9
Total	211	100.0

How serious are the following housing issues?

23. Conversion of single-family homes

A. Minor problem	81	53.7
B. Moderate problem	58	40.0
C. Serious problem	16	11.0
Total	151	100.0

24. Mixture of single & multi-family homes

A. Minor problem	71	49.0
B. Moderate problem	58	40.0
C. Serious problem	16	11.0
Total	145	100.0

25. Deteriorating Housing

A. No/minor problem	59	35.7
B. Moderate problem	59	35.7
C. Serious problem	47	28.6
Total	165	100.0

26. Mixture of houses and businesses

A. No/minor problem	71	48.3
B. Moderate problem	50	34.0
C. Serious	26	17.7
Total	147	100.0

27. Vacant housing

A. No/minor problem	84	51.2
B. Moderate problem	54	32.9
C. Serious	36	15.9
Total	164	100.0

28. Vacant lots

A. No/minor problem	79	52.0
B. Moderate problem	42	27.6
C. Serious problem	31	20.4
Total	152	100.0

29. Auto storage

A. No/minor problem	48	31.2
B. Moderate problem	63	40.9
C. Serious problem	43	27.9
Total	154	100.0

QuestionsOverall
No. %

30. Deteriorating garages

A. No/minor problem	48	29.3
B. Moderate problem	68	41.4
C. Serious problem	48	29.3
Total	164	100.0

31. Problem vacant buildings to be torn down

A. Yes - location - see handout	57	33.1
B. No	115	66.9
Total	172	100.0

PARKS AND RECREATION

How often does your household use the following park facilities?

32. Beckwith Park

A. Never	132	72.1
B. Seldom	39	21.3
C. Often	12	6.6
Total	183	100.0

33. Civic Park

A. Never	140	80.5
B. Seldom	27	15.5
C. Often	7	4.0
Total	174	100.0

34. Acorn park

A. Never	139	80.8
B. Seldom	26	15.1
C. Often	7	4.1
Total	172	100.0

35. Douglas Park

A. Never	97	51.9
B. Seldom	64	34.2
C. Often	26	13.9
Total	187	100.0

36. Washington Park

A. Never	88	46.1
B. Seldom	77	40.3
C. Often	26	13.6
Total	191	100.0

37. Wheeler Boys Club

A. Never	115	66.9
B. Seldom	40	23.2
C. Often	17	9.9
Total	172	100.0

<u>Questions</u>	<u>Overall</u>	
	No.	%
Park Improvements Needed ("Yes" responses only) (For specific improvements, see handout)		
38. Beckwith Park	32	14.6
39. Civic Park	21	9.6
40. Acorn Park	18	8.7
41. Douglas Park	40	18.3
42. Wheeler Boys Club	30	13.7
Park Program Changes Needed ("Yes" responses only)		
44. Beckwith Park	15	6.9
45. Civic Park	10	4.6
46. Acorn Park	10	4.6
47. Douglas Park	20	9.2
48. Wheeler Boys Club	15	6.9
Proposed re-uses of Washington Park		
50. Recreation Center		
Do not favor	22	16.8
Moderately favor	45	34.4
Strongly favor	64	48.8
Total	131	100.0
51. Sports Training Area		
A. Do not favor	29	24.4
B. Moderately favor	45	37.8
C. Strongly favor	45	37.8
Total	119	100.0
52. Theatre or Auditorium		
A. Do not favor	34	28.3
B. Moderately favor	31	25.9
C. Strongly favor	55	45.8
Total	120	100.0
53. IPD Riding Stable		
A. Do not favor	46	39.0
B. Moderately favor	30	25.4
C. Strongly favor	42	35.6
Total	118	100.0
54. Miniature Golf Course		
A. Do not favor	40	34.2
B. Moderately favor	44	37.8
C. Strongly favor	33	28.0
Total	117	100.0
56. Senior Citizens Center		
A. Do not favor	19	11.9
B. Moderately favor	44	27.5
C. Strongly favor	97	60.6
Total	160	100.0

Questions

		<u>Overall</u>	
		No.	%
57. Arts and Crafts			
A. Do not favor		17	13.9
B. Moderately favor		48	39.4
C. Strongly favor		57	46.7
Total		122	100.0
58. Educational Tutoring			
A. Do not favor		12	9.0
B. Moderately favor		36	27.5
C. Strongly favor		47	35.9
Total		133	100.0
59. Amusement Park			
A. Do not favor		48	36.6
B. Moderately favor		43	33.3
C. Strongly favor		47	35.9
Total		131	100.0
60. Bowling Alley			
A. Do not favor		36	27.9
B. Moderately favor		43	33.3
C. Strongly favor		50	38.8
Total		129	100.0
61. Skating Rink			
A. Do not favor		53	42.4
B. Moderately favor		25	20.0
C. Strongly favor		45	37.6
Total		123	100.0
62. Sports Stadium			
A. Do not favor		48	44.9
B. Moderately favor		32	29.9
C. Strongly favor		27	25.2
Total		107	100.0
63. Children's Zoo			
A. Do not favor		37	29.8
B. Moderately favor		38	30.7
C. Strongly favor		49	39.5
Total		124	100.0
64. Indoor Pool			
A. Do not favor		27	21.6
B. Moderately favor		42	33.6
C. Strongly favor		56	44.8
Total		125	100.0
65. Indoor Basketball Court			
A. Do not favor		34	28.3
B. Moderately favor		43	35.8
C. Strongly favor		43	35.8
Total		120	100.0

QuestionsOverall

No. %

66. Indoor Tennis Court
A. Do not favor
B. Moderately favor
C. Strongly favor
Total

35	28.7
49	40.2
38	31.1
122	100.0

67. Close Dearborn
A. Do not favor
B. Moderately favor
C. Strongly favor
Total

52	42.3
20	16.2
51	41.5
123	100.0

68. Close Rural
A. Do not favor
B. Moderately favor
C. Strongly favor
Total

56	46.3
24	19.8
41	33.9
121	100.0

PUBLIC SERVICES

How serious are the following public service issues?

70. Police Response
A. Minor problem
B. Moderate problem
C. Serious problem
Total

60	36.6
69	42.1
34	21.3
163	100.0

71. Trash Collection
A. Minor problem
B. Moderate problem
C. Serious problem
Total

107	67.7
34	21.5
17	10.8
158	100.0

72. Street Cleaning
A. Minor problem
B. Moderate problem
C. Serious problem
Total

48	27.1
62	35.0
17	10.8
177	100.0

73. Street Lighting
A. Minor problem
B. Moderate problem
C. Serious problem
Total

45	25.4
61	34.5
71	40.1
177	100.0

74. Snow Removal
A. Minor problem
B. Moderate problem
C. Serious problem
Total

24	12.8
34	18.2
129	69.0
187	100.0

Questions

		<u>Overall</u>	
		No.	%
75. Day Care Centers			
A. Minor problem		82	59.0
B. Moderate problem		30	21.6
C. Serious problem		27	19.4
Total		139	100.0
76. Library Services			
A. Minor problems		45	28.7
B. Moderate problem		41	26.1
C. Serious problem		71	45.2
Total		157	100.0
77. Branch Post Office			
A. Minor problem		77	47.0
B. Moderate problem		47	28.7
C. Serious problem		39	24.3
Total		163	100.0
78. Storm Sewer Maintenance			
A. Minor problem		37	22.8
B. Moderate problem		35	21.6
C. Serious problem		90	55.6
Total		162	100.0
79. Location and Adequacy of Schools			
A. Minor problem		70	52.2
B. Moderate problem		35	26.1
C. Serious problem		29	21.7
Total		134	100.0
80. Senior Citizens' Services			
A. Minor problem		30	19.0
B. Moderate problem		61	38.6
C. Serious problem		66	42.4
Total		157	100.0
81. Youth Summer Jobs			
A. Minor problem		12	7.1
B. Moderate problem		24	14.1
C. Serious problem		131	78.2
Total		167	100.0
82. Youth Recreation			
A. Minor problem		15	8.9
B. Moderate problem		35	20.7
C. Serious problem		119	70.4
Total		169	100.0

QuestionsOverall

TRANSPORTATION

No. %

83. What is your primary means of transportation?

A. Car

179 85.0

B. Bus

30 14.1

C. Walk

1 .5

D. Taxi

1 .5

Total

211 100.0

Is there a need for additional:

("Yes" responses only)

(See handout for specific locations)

84. Traffic lights?

40 18.3

85. Stop signs?

18 8.3

86. Cross walks?

26 12.4

87. School crossings?

19 8.8

Type of street/alley improvement needed

("Yes" responses only)

(See handout for specific locations)

88. Street resurfacing

98 45.4

89. Chuckhole repair

84 38.5

90. Other improvements

43 19.7

91. No improvements needed

29 13.3

Type of sidewalk improvements needed

("Yes" responses only)

(See handout for specific locations)

92. Replace sidewalks

52 23.9

93. New sidewalks

88 40.2

94. Replace curbs

46 21.6

95. No repairs needed

49 22.7

96. How needed is the widening of Keystone and 30th Street?

A. Not needed

41 29.0

B. Somewhat needed

31 22.4

C. Very needed

69 48.6

Total

141 100.0

97. How needed is the widening of Keystone and 34th Street?

A. Not needed

58 41.4

B. Somewhat needed

34 24.3

C. Very needed

48 34.3

Total

140 100.0

98. How needed is the widening of Keystone and 38th Street?

A. Not needed

27 18.0

B. Somewhat needed

18 11.9

C. Very needed

106 70.1

Total

151 100.0

Questions

Overall

	No.	%
99. How needed is the widening of Keystone, 30th-38th?		
A. Not needed	45	31.7
B. Somewhat needed	28	19.8
C. Very needed	69	48.5
Total	142	100.0
100. Comments on widening of Keystonw Ave. (See handout)		
101. Dangerous intersections? (See handout)		
102. Do you use the bus?		
A. Almost never	129	62.7
B. Once a month	27	12.9
C. Once a week	13	6.2
D. More than twice a week	38	18.2
Total	207	100.0
103. Is there bus service within 3 blocks of your home?		
A. Yes	203	99.0
B. No	2	1.0
Total	205	100.0
COMMERCIAL		
104. How often do you shop in neighborhood stores/shops?		
A. Very often	41	20.4
B. Often	42	19.9
C. Occassionally	50	23.7
D. Almost never	75	36.0
Total	208	100.0
105. Is there a need for additional neighborhood stores/shops?		
A. Yes	165	78.9
B. No	42	21.1
Total	207	100.0
106. Where are you currently receiving medical/dental service?		
A. In neighborhood	11	5.3
B. W/in 1-2 miles	39	18.7
C. W/in 3-5 miles	74	35.3
D. Greater than 5 miles	85	40.7
Total	209	100.0

<u>Questions</u>	<u>Overall</u>	
	<u>No.</u>	<u>%</u>
107. What new businesses are needed?		
A. Drugstore	29	19.6
B. Grocery Store	69	46.4
C. Drug/Grocery combo.	9	6.8
D. Professional offices	6	4.1
E. Neighborhood Center	25	16.9
F. Mall	9	6.2
Total	147	100.0
How serious are the following commercial development issues?		
108. Property maintenance?		
A. Minor problem	52	33.8
B. Moderate problem	53	34.4
C. Serious problem	48	31.8
Total	153	100.0
109. Off-street parking		
A. Minor problem	54	40.0
B. Moderate problem	43	31.9
C. Serious problem	37	21.8
Total	134	100.0
110. Exterior Appearance		
A. Minor problem	43	30.7
B. Moderate problem	57	40.7
C. Serious problem	39	28.6
Total	139	100.0
111. Landscaping		
A. Minor problem	45	33.6
B. Moderate problem	37	27.6
C. Serious problem	52	38.8
Total	134	100.0
112. Vacant stores		
A. Minor problem	46	33.6
B. Moderate problem	24	17.5
C. Serious problem	66	48.9
Total	136	100.0
113. Loitering		
A. Minor problem	29	17.4
B. Moderate problem	37	22.2
C. Serious problem	101	60.4
Total	167	100.0

APPENDIX D

APPENDIX D

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

<u>COMMENTS: ACTIVITIES TO LESSEN CRIME</u>	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Horse Patrol			1			1
Police Roll Call	1		1			2
Private/Police Patrol/Security Systems			2		1	3
More Street Lights	1	4	1			6
More Activites and Jobs for Youth	6	2	1			9
Better Parenting	2	1	1			4
More Police Patrol	2	1				3
Better Crime Watch Signage	1	1				2
Neighborhood Involvement	2					2
Stiffer sentencing	1					1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: PROBLEM VACANT BUILDINGS

	Central	Northeast	Northwest	Crosstown	Apartments	Overall
3134 Ralston, 3144 Ralston	3					3
Northeast corner - 34th and Kinnear	1					1
3275 Martindale	1					1
3275 Baltimore	1					1
3343 Baltimore	2					2
Meadows Shopping Center	1		2			3
2008 East 34th Street	1					1
3170 Baltimore, 3249 Baltimore	1					1
1628 E. 30th, 3125 Ralston	1,1					2
3256 Baltimore	1					1
Southwest corner 34th Orchard - rear	1					1
3015 Guilford	1					1
1824 East 34th Street	1			2		3
Northwest corner 32nd and Winthrop				1		1
Northwest corner 32nd and Guilford				1		1
3752-56 Kinnear		1				1
3502 Kinnear		1				1
3502 Caroline, garage		1				1
3526 Caroline, garage		1				1
38th and Keystone - Nite Flite & Herschell's Place			2			2
3526-28 Parker			1			1
3544 Parker			1			1
3740 Keystone - north side of street			1			1
30th and Sutherland gas station - M.M. Observation						1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: DANGEROUS LOCATIONS

	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Blackburn Terrace Apartments	9	4			1	14
Washington Park	17	2	6			25
38th and Keystone Variety Store	2	2			1	5
34th and Keystone - Short Stop	2	2				4
30th and Martindale - liquor store	5					5
25th and Martindale	1			1		2
34th and Martindale	1					1
30th Street	5					5
3260 Baltimore	1					1
3100 Ralston	1					1
38th and Sherman	2					2
34th and Sherman	2					2
30th and Sherman	1		1			2
34th and Brouse	1					1
32nd and Nicholas	1					1
3330 and 3331 Orchard - 34th and Orchard	1			1		2
34th and Arsenal	2					2
Caroline and Keystone		1				1
34th and Brouse		2				2
36th and Brouse		2	1			3
Hillside Apartments		4				4
37th and Baltimore		2				2
35th and Schofield		3				3
30th and Guilford				2		2
Hillside south of dead-end		1		6		7
Meadows Shopping Center			1			1
3500, 3700 block of Tacoma			2			2
38th and Tacoma - liquor store			6			6
Commercial uses along 38th Street			2			2
3500 block of Temple			1			1
2324 East 38th Street (old hotel)			1			1
34th Street east of Keystone			1			1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

<u>COMMENTS: PARK IMPROVEMENTS</u>	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Wheeler - more parking	2			1		3
Douglas - better maintenance security	4	1	2		1	8
Acorn - better maintenance of basketball court				1		1
Beckwith and Douglas - improve restrooms	3					3
Beckwith and Douglas - better security	3					3
Douglas, Acorn and Civic - benches and water fountains	4		2		2	8
Wheeler - better maintenance/more supervision			2		3	5
Washington Park - Bicycle Track	1					1
Beckwith and Douglas - more play equipment			1			1
Wheeler - sports and senior citizens activities			1			1
Civic Douglas - Sport facilities	1		1			2
All - increase security	10		2	1		13
All - better maintenance of grounds	4					4
All - more teen programming	1		1	2		4
All - more cultural programming			1			1
Beckwith - Summer camp					1	1
Beckwith - Swimming pool					1	1
Douglas - police patrol on horse/ better security	2				1	3
Douglas - community center family activities	1	1			1	3
Wheeler - more parent involvement	1					1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: SIDEWALKS

	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Replace Guilford, 30th-34th				6		6
Replace Winthrop, 30th-34th				3		3
Replace Sutherland, 30th-34th	1			7		8
Replace 30th, Sutherland to Railroad Tracks				2		2
Replace Martindale, 30th-34th	1					1
Replace Keystone, 34th-38th		2	10			12
New, Orchard, 30th-38th	5	3				8
Replace 35th and Brouse		1				1
New, 37th and Baltimore		2				2
New, 34th and Hillside		1				1
Curb 34th and Caroline	1	1			1	3
Curb North Temple		1				1
New, Tacoma, 34th-38th			4			4
New, Baltimore, 30th-34th	3				2	5
New, Hillside, 30th-34th					1	1
Replace 34th, Sutherland-Keystone		1			1	2
Replace Temple, 34th-38th			1			1
Replace Parker, 34th-38th			1			1
Replace 30th Street, across from Boys' Club			1		1	2
Replace Arsenal, 30th-34th	2					2
New, 32nd and Schofield	2					2
New, 3300-3400 Tacoma	3					3
New, 30th Street, Eastern-Dearborn	1					1
Curb 30th and 33rd and Keystone	2					2
Replace NE corner 30th and Martindale	2					2
New, Brouse, 32nd-34th	2					2

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: STREET/ALLEY IMPROVEMENTS	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Resurface East 30th Street from Keystone to Sherman	4					4
Resurface Tacoma, 30th-34th	4					4
Resurface Ralston & Schofield, 32nd-38th	4					4
Resurface Eastern 30th-32nd	2					2
Resurface alley between Arsenal and Hovey	3					3
Resurface Hovey, 30th - 34th					2	2
Resurface Arsenal, 30th-34th	2					2
Resurface Baltimore, 30th-34th	4					4
Resurface Intersection, 30th and Guilford	1					1
Resurface Intersection, 32nd and Orchard	1					1
Chuckhole - Nicholas, 32nd-33rd	1					1
Resurface 31st, Hovey-Ralston	1					1
Resurface alley between Ralston and Hovey	1					1
Chuckhole - 36th and Orchard		1				1
Resurface Temple, 34th-35th		1				1
Resurface Tacoma, 34th-38th		8				8
Resurface 38th Street, Orchard to Keystone		2				2
Resurface Rural, 30th-34th			1			1
Resurface 37th Street, Keystone - Tacoma			2			2
Resurface Guilford, 30th-34th				6		6
Resurface Winthrop, 30th-34th				5		5
Resurface Sutherland, 30th-34th				6		6
Resurface alley between Winthrop and Sutherland, 3000 block				1		1
Resurface Orchard, 34th-38th	4					4
Resurface 3500 block of Hillside	1					1
Resurface Keystone, 34th-38th	2		2			4
Chuckhole, 3700 block of Caroline	1					1
Resurface 3500 block of Brouse	1					1
Resurface alley between Kinnear and Orchard	1					1
Resurface alley between Brouse and Keystone	1					1
Resurface Orchard, 30th and 34th	1					1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: DANGEROUS INTERSECTIONS	Central	Northeast	Northwest	Crosstown	Apartments	Overall
30th and Guilford	1					1
33rd and Tacoma	1					1
30th and Temple	1					1
34th and Ralston	2					2
30th and Ralston	2					2
30th and Hovey - blind entering 30th	3					3
34th and Orchard	5	6				11
30th and Arsenal	1					1
33rd and Sutherland	1					1
34th and Baltimore	1					1
30th and Baltimore	1					1
36th and Oxford			2			2
38th and Oxford			2			2
34th and Rural			3			3
38th and Rural			1			1
38th and Sherman			1			1
34th and Caroline		5				5
36th and Keystone		2				2
37th and Orchard		2				2
34th and Hillside		2				2
30th and Orchard		1				1
32nd and Sutherland		1				1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: KEYSTONE AVENUE COMMENTS

Central Northeast Northwest Crosstown Apartments Overall

PRO:

30 & 34 & 38 & Keystone bad when traffic heavy
 38th & Keystone dangerous now
 30th & Keystone - need turn arrow
 Badly needed - traffic congested
 Need turn lanes
 Would help traffic - do to improve neighborhood
 Widening between 34th & 38th most needed

1					1
3					3
2					2
1	1	4	8		14
2		1			3
2					2
1		1	1		3
					<u>3</u>
					Total 27

CON:

Afraid homeowners won't be adequately compensated
 If parking eliminated, Keystone would be fine
 No advantage to neighborhood-just to through traffic
 Hate to see yards replaced by concrete
 Would only make life more difficult for residents
 Widen business intersection only
 Not needed

		1	3		4
	1				1
		1			1
1		1			2
2					2
1					1
5					<u>5</u>
					Total 16

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

<u>COMMENTS: GENERAL TRANSPORTATION COMMENTS</u>	Central	Northeast	Northwest	Crosstown	Apartments	Overall
Stop Sign - 33rd & Keystone	1					1
Traffic Light - 34th & Caroline	2					2
Street Lights on Ralston between 30th & 37th	1					1
Stop Sign - 33rd & Arsenal	1					1
Crosswalk - 34th & Hovey	1					1
Crosswalk - 32nd & Baltimore	1					1
Traffic Light - 30th & Baltimore	3				2	5
Street Light on Brouse between 32nd & 34th	1					1
Traffic Light - 34th & Rural			2			2
Traffic Light - 37th & Keystone			3			3
Crosswalk - 30th & Rural			1			1
Traffic Light - 36th & Oxford			1			1
Traffic Light - 36th & Keystone		1	1			2
Crosswalk to Washington Park from 34th St.			2			2
Turn Arrows - 34th, 38th & Keystone	5	4	3		1	13
Traffic Light - Sutherland & Martindale				1		1
Traffic Light - Sutherland & Winthrop				2		2
Crosswalk - 30th & Winthrop				1		1
Traffic Light - 32nd & Sutherland				1		1
Street Lights - Alley behind 3600-3700 Hillside		2				2
Street Lights on Orchard between 30th & 38th		1				1
Street Lights - Alley behind 3500 Caroline		1				1
Crosswalk - 34th & Orchard		1				1
Street Lights - Alley between 3400-3500 Hovey and Ralston		1				1
Traffic Light - 37th & Baltimore		1				1
Stop Sign - 38th & Baltimore		1				1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: GENERAL COMMENTS

	Central	Northeast	Northwest	Crosstown	Apartments	Overall
*Several vacant homes in good condition						
lower property values	1					1
*3200-3300 Orchard needs sewer drains	1					1
*Weight limit needed for trucks on Orchard	1					1
*Breakins happening on Tacoma and Temple - gas and batteries	1					1
*Never see police patrol area	2		3			5
*Meadows Shopping Center must be revitalized	8	1	8	2		19
*Heavy trash pick-up needed	2					2
*Grocery prices too high. Housing projects need policing - vacant lots should be cleared of all trash, broken glass, etc.	1					1
*Fear of crime is major concern. Vacant houses are the scene of dopers & drunks who hassle respectable citizens. I am from a proud black family. We need realtors to locate hard-working whites and blacks to the area. Thanks for send- ing the survey, comforting to know the City cares.	1					1
*Upset about intrusion of business into residential area	2					2
*Put senior citizen center in Meadows Shopping Center	1					1
*Neighborhood would appreciate grants and loans to rehabilitate housing	1					1

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: GENERAL COMMENTS

Central Northeast Northwest Crosstown Apartments Overall

*Have lived in area 25 years. It is a nice place to live. With a few minor improvements it could be nicer.	1			1
*Sick of crime in neighborhood...drugs... the brazenness of the youth who don't try to hide what they are doing. About 3 years ago, the police patrolled night and day. No more. Neighbors ignore the reality, pull shades and don't leave home. I have lived here for 20 years--I have considered moving--but now feel I must stay & fight for what is right.	1			1
*Increase crime watch	1	2		3
*Encourage whites to move into the area segregated		1		1
*Bus needs to go to Glendale Mall		1		1
*Don't need any more liquor stores		1		1
*Hope survey makes a difference - tired of disparity between inner city and suburban city services		1		1
*Need more street & alley cleaning	2	4		6
*Make Meadows Motel into a halfway house		1		1
*Remove car lot on 38th & Rural		1		1
*Repair or clean sewer system on 38th St.		1		1
*Drug traffic a problem between 34th & 38th on Oxford - have called police to no avail		1		1
*Residents and businesses working to maintain area but need help - thanks for sending the survey. We pray for your help and consideration in our community. We are taxpayers too.				

ORCHARD-KEYSTONE NEIGHBORHOOD SURVEY COMMENTS

COMMENTS: GENERAL COMMENTS

Central Northeast Northwest Crosstown Apartments Overall

*Thanks for asking how I felt about things 30th and Hillside needs more police patrolling to keep down gambling and shooting				1	1
*Teenagers are buying liquor at house on 37th and Baltimore - Have told police to no avail	1				1
*Stop dope peddling on 37th & Baltimore	1				1
*Need better weed control	1				1
*Metro should move the bus stop that was on 34th & Brouse, that was moved to 34th and Keystone back to 34th & Brouse.					
Keystone is <u>too</u> busy to have a bus stop	1				1
*Too much rental property in neighborhood	1		1		2
*Widen 34th Street and put in sidewalk for school children	1				1
*More old fashioned neighborhood cooperation and pride could be had if drug, grocery stores were within walking distance. Would also provide employment. Also need low-income day care center.				1	1
*Have complained to the Board of Health concerning the following and never gotten any assistance - 32nd and Sutherland - junk yard. 32nd & Guilford - abandoned house 30th & Guilford - abandoned house				1	1
*More trash dumpsters needed in alley behind 3200 Sutherland				1	1
*Surveys don't help if no one comes out to look at properties and talk to people				1	1

APPENDIX E

APPENDIX E

Orchard Keystone Transportation Recommendations

Street Resurfacing

1. Streets on 1985 Resurfacing Contracts
 - Eastern - 30th to 32nd
 - Tacoma - 30th to 38th
 - Temple - 34th to 38th
 - 32nd - Winthrop to dead end
 - 34th - Keystone to Emerson
2. Top Priority Resurfacing
 - Orchard - 30th to 33rd
 - Baltimore - 30th to 32nd
 - 33rd - west of Brouse to dead end
 - Brouse - 33rd to 34th Street
 - 30th - Martindale to Keystone
3. Second Priority Resurfacing
 - Trumbull - Sutherland to Orchard
 - 32nd - east of Brouse to Keystone
 - Arsenal and 33rd - intersection
 - 37th Street - east of Orchard to 1st alley
 - Winthrop - 30th to Sutherland
 - 32nd Street - Winthrop to Sutherland
 - 38th Street Fall Creek to Parker
 - Martindale - 30th to Sutherland
 - Sutherland - 33rd to 38th

Sidewalks

1. Top Priority Sidewalk Resurfacing

Side of <u>Street</u>	Street & Location
S	34th - Sutherland to Temple
E	Orchard - 30th to Orchard Pk. Apts.
E	Orchard - Orchard Park Apts. to 34th
W	Orchard - School grounds to 33rd
W	Baltimore - 30th to Orchard Pk. Apts.
W	Baltimore - Orchard Pk. Apts. to 33rd.
E	Baltimore - 30th to 33rd
N&S	35th St. - Keystone to Rural
N&S	34th St. - Temple to Parker
E&W	Tacoma - 34th to 36th
N&S	32nd St. - Sutherland to dead end

2. Second Priority Sidewalk Resurfacing

W	Orchard - 35th to 38th
E	Orchard 36th to 38th
E&W	Brouse - 32nd to 34th
W	Parker - 36th to 38th
E	Rural 37th to 38th

N&S	37th - Orchard to Parker
N&S	36th - Sutherland to Parker
N&S	35th - Sutherland to Parker
N&S	33rd - Sutherland to Temple
N&S	32nd - Sutherland to Washington Park

3. Third Priority Sidewalk Resurfacing

E&W	Hillside - 35th to 36th
W	Hillside - 36th to 37th
E&W	Eastern - 30th to 32nd
E&W	Temple - 30th to 32nd
W	Parker - 34th to 36th
E&W	Winthrop - 30th to Sutherland
E&W	Guilford - 30th to Sutherland
W	Sutherland - 30th to 32nd
SW	30th and Winthrop (corner)
E	Martindale - 30th to 32nd



ELECTED OFFICIALS William H. Hudnut, III, Mayor

City-County Council:

Dr. Philip Borst, At Large	Glen L. Howard, 9
Rozelle Boyd, 11	Lula M. Journey, 10
Amy S. Bradley, 17	David P. McGrath, 20
Richard F. Clark, 13	Donald W. Miller, 25
Dwight Cottingham, 18	David J. Page, 21
Beulah Coughenour, 24	Wayne Rader, 15
Ray Crowe, At Large	Stuart W. Rhodes, 7
Carlton E. Curry, At Large	William G. Schneider, 3
William A. Dowden, 4	Julius F. Shaw, At Large
Allen L. Durnil, 14	Beurt R. SerVass, 2
Kenneth N. Giffin, 19	Betty Stewart, 12
Gordon G. Gilmer, 1	Stanley P. Strader, 23
Harold Hawkins, 16	Stephen R. West, 6
Holly M. Holmes, 8	Susan Williams, 22

ADMINISTRATION AND POLICY DIRECTION William H. Hudnut, III, Mayor

Metropolitan Development Commission:

Robert Samuelson, President	Lois Horth
Dr. Lehman D. Adams, Jr., DDS	Paul G. Roland
George M. Bixler, Jr.	Carol Kirk
Mary Ann Mills	James Wade
	James J. Curtis

David E. Carley, Department Director

Stuart Reller, Division Administrator

PROJECT COORDINATION

David Kingen, Deputy Administrator
Margaret R. Mund, Senior Planner
Karen Norton, Secretary
Kenneth Percy, Print Shop Manager

ORCHARD-KEYSTONE PLANNING COMMITTEE

Nettie Boone	Naomi Hyche
Rozelle Boyd	Lula Journey
Mildred Brooks	Herman King
Mable Byers	Martha Lewis
Phyllis Carr	Joseph Matthews, III
Julia Carson	Samuel Pounds
Atricia Chandler	Joseph Summers
Bill Crawford	Karen Wharton
Ralph Dowe	